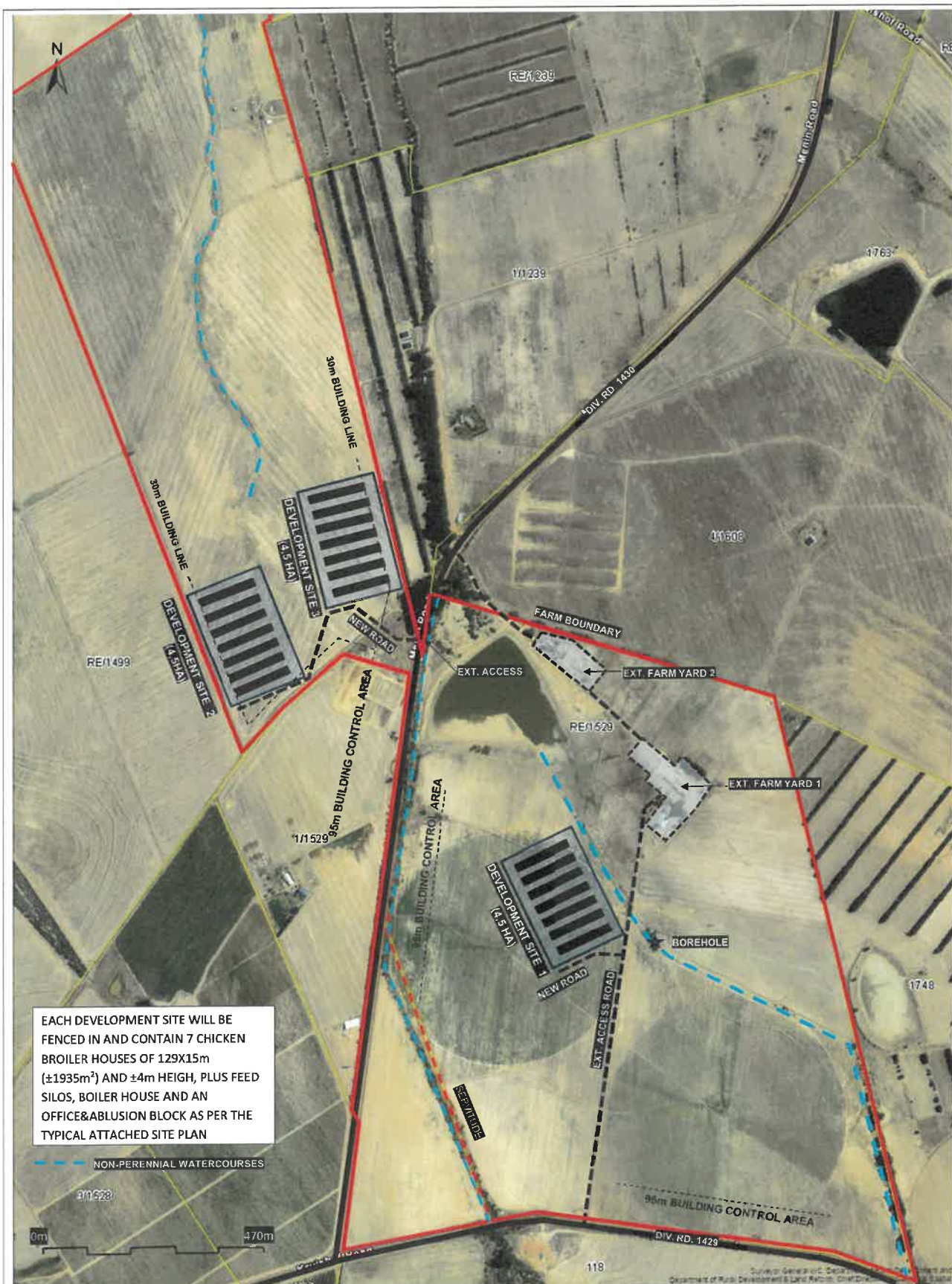




**WILLIE STEYN**  
Tch. Pln (B/8074/1998)  
**LAND USE PLANNER**  
082 757 2449

# **FARM 1529 PAARL** **FARM LAYOUT ANNEXURE B**

Ref.  
OS1  
Date  
9/6/2025

Base Info  
CFM  
Scale  
NTS



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The image displays three architectural drawings of a building's gables. On the left, the 'FRONT GABLE' is shown in a 1:100 scale. It features a central door and a window, with a red line indicating the gable's profile. The drawing includes labels for 'SIDE WALL 2400', 'PLATFORM 0', and section markers A, B, CL, and A. To the right, the 'REAR GABLE' is shown in a similar 1:100 scale, featuring a large window and a red line indicating the gable's profile. It includes labels for 'SIDE WALL 2400', 'PLATFORM 0', and section markers A, B, CL, and A. At the top, an 'ISOMETRIC' view of the building is shown, with a red line indicating the gable's profile. The drawing includes a scale bar and a north arrow.

3 REAR GABLE 1:100

[illegible]

| CLIENT:           | SAINGIROI SAS OOSTHUZEN | Rev/ | Date       | Rev description | Requested by |
|-------------------|-------------------------|------|------------|-----------------|--------------|
| REQUESTED BY:     | S. JACOBS               | 0    | 10-09-2024 | REVISION 0      | S. JACOBS    |
| DRAWING NO:       | PSA-SWC-A1-H001         |      |            |                 |              |
| SHEET DETAILS:    | CONCEPTUAL LAYOUT       |      |            |                 |              |
| PROJECT LOCATION: | WESTERN CAPE            |      |            |                 |              |
| SCALE (60 x 45)   | As indicated            |      |            |                 |              |



# Memo

**To:** EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE  
(ATTENTION: E. CYSTER)  
**From:** EXECUTIVE DIRECTOR: ENGINEERING SERVICES  
**Enquiries:** LH SMITH  
**Collaborator number:** 2292027 - 2280094  
**Reference number:** 15/4/1 (F1529/0) P (1388)  
**Date:** 21 October 2025  
**Subject:** APPLICATION FOR CONSENT USE, INTENSIVE ANIMAL FARMING: FARM 1529/0, PAARL.

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. *As access is off a proclaimed main road (DR01429 & DR01130), the developer shall adhere to all the conditions in the Provincial letter, reference DOI/CFS/RN/LU/REZ/SUB-10/586, dated 06 October 2025; and*

- 1.3. Any alterations to the existing road network will be the responsibility of the developer, including design, approval and construction of any additional traffic control and or traffic calming measures as detailed in the Traffic Impact Statement (TIS) for Kweekvlei Chickens TIS Rev 1, dated November 2024.**

## **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. No development is allowed within the 1:50 year flood line and any construction within the 1:100 year flood line must be 1m above the 1:100 year flood line;
- 2.4. Only pre-development run-off of a 1:2 year storm event will be accepted into the existing system. Provision must be made to accommodate the detention of run-off for a 1:50 year storm event;
- 2.5. Contaminated run-off (washing water, storm water, etc) must be disposed of in such a manner so as not to cause any pollution to surface, ground water or create a nuisance;
- 2.6. Any organic waste (manure, compost, etc.) must be stored in such a way so that between removals there shall be no chance of polluted storm water run-off taking place, especially during the rainy season; and
- 2.7. 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.

## **3. WATER**

- 3.1 NOTE if there are any existing connections to the municipal network it/they will remain on the subdivide portion that it/they fall on .No new connections can be made;
- 3.2 All potable water supplied to consumers on the farm shall comply with SANS 241 as amended. Proof of compliance test no older than 6 months must be available on request. All testing must be done by an accredited service provider;
- 3.3 The developer will be required to connect to future Drakenstein Municipal networks when it is provided;
- 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;
- 3.6 Any upsizing and/or upgrading required will be for the developer account;
- 3.7 ***Water services intermediary agreement to be entered into with Drakenstein Municipality;***
- 3.8 ***Farm owners are regarded as water services intermediaries and are responsible for the provision of at least basic water and sanitation services to people living on the farm; and***
- 3.9 ***Any abstraction from any natural water source on the property must be metered (type of meter to be confirmed by Department of Water and Sanitation.).***

#### **4. WASTEWATER SERVICES**

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

#### **5. SOLID WASTE**

- 5.1. All solid waste disposal shall comply with, the National Environmental Management Waste Act 59 of 2008. Proof of compliance must be available on request;

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

## **6 DEVELOPMENT CHARGES**

- 6.1 Based on the information provided in the application, the Development Charge payable by the developer is **R203 346.00** (Excl vat). The levy is valid until 30 June 2026 where after a new calculation is required. The value has been calculated as follows:
- Water = R0.00
  - Sewer = R0.00
  - Roads = R16 021.00
  - Stormwater = R187 325
  - Solid Waste = R0.00
- 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 *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;***
- 7.2 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 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.8 A comprehensive operational infrastructure management plan shall be drawn up and submitted for approval by the Civil Services Department;
- 7.9 The above conditions are to be complied with in stages;
  - 7.9.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
  - 7.9.2 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
  - 7.9.3 Proof of compliance for the requirements associated with long term operations must be available on request.



**LH Smith**

**SENIOR MANAGER: INFRASTRUCTURE MANAGEMENT**

I:\INFRASTRUCTURE MANAGEMENT\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2025\Comments\Farm 1529 Portion  
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**DRAKENSTEIN MUNICIPALITY DEVELOPMENT CHARGES CALCULATOR**  
*Development Charges Summary*

## Home

**Erf Number of Development:**  
**Physical Address:**  
**Municipal Area:**  
**Municipal Valuation of Property:**  
**Owner:**  
**Owner ID No:**

|                             |                               |      |      |
|-----------------------------|-------------------------------|------|------|
| F529                        | F529                          | F529 | F529 |
| 1                           | 1                             | 1    | 1    |
| Paarl, Mbekwini, Wellington | Divisional Roads 1429 & Paarl |      |      |
| R                           | R                             |      |      |
| 1                           | 1                             |      |      |
| Sangiro Farms               |                               |      |      |
| 0                           | 0                             |      |      |

| Land Use                    | Unit | Usage   | Land Area developed with Land Use (m <sup>2</sup> ) | CALCULATED EXISTING DEMAND |                     |                   |                         |                      |                   | EXISTING DEVELOPMENT CHARGE PER SERVICE |            |            |             |       |             |  |
|-----------------------------|------|---------|-----------------------------------------------------|----------------------------|---------------------|-------------------|-------------------------|----------------------|-------------------|-----------------------------------------|------------|------------|-------------|-------|-------------|--|
|                             |      |         |                                                     | Water (kL/day)             | Sanitation (kL/day) | Stormwater (c/ha) | Solid Waste (tonnes/wk) | Roads (trips/pik/hr) | Electricity (KVA) | Water                                   | Sanitation | Stormwater | Solid Waste | Roads | Electricity |  |
| Agricultural small holdings | ha   | 205,028 | 2050281                                             | 30753                      | 194,01              | 43,00             | 16,40                   | 301,52               |                   |                                         |            |            |             |       |             |  |
|                             |      |         |                                                     |                            |                     |                   |                         |                      |                   |                                         |            |            |             |       |             |  |
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|---|-----------|---|-----------|---|------------|---|-----------|---|-----------|
| R | 3,869,699 | R | 1,874,045 | R | 12,952,848 | R | 1,886,221 | R | 2,889,657 |
|---|-----------|---|-----------|---|------------|---|-----------|---|-----------|

| DEVELOPMENT CHARGE PER SERVICE | EXEMPTIONS PER SERVICE (%) | VALUE APPLICABLE EXEMPTIONS |
|--------------------------------|----------------------------|-----------------------------|
| 1.00                           | 0.00                       | 0.00                        |
| 2.00                           | 0.00                       | 0.00                        |
| 3.00                           | 0.00                       | 0.00                        |
| 4.00                           | 0.00                       | 0.00                        |
| 5.00                           | 0.00                       | 0.00                        |
| 6.00                           | 0.00                       | 0.00                        |
| 7.00                           | 0.00                       | 0.00                        |
| 8.00                           | 0.00                       | 0.00                        |
| 9.00                           | 0.00                       | 0.00                        |
| 10.00                          | 0.00                       | 0.00                        |
| 11.00                          | 0.00                       | 0.00                        |
| 12.00                          | 0.00                       | 0.00                        |
| 13.00                          | 0.00                       | 0.00                        |
| 14.00                          | 0.00                       | 0.00                        |
| 15.00                          | 0.00                       | 0.00                        |
| 16.00                          | 0.00                       | 0.00                        |
| 17.00                          | 0.00                       | 0.00                        |
| 18.00                          | 0.00                       | 0.00                        |
| 19.00                          | 0.00                       | 0.00                        |
| 20.00                          | 0.00                       | 0.00                        |
| 21.00                          | 0.00                       | 0.00                        |
| 22.00                          | 0.00                       | 0.00                        |
| 23.00                          | 0.00                       | 0.00                        |
| 24.00                          | 0.00                       | 0.00                        |
| 25.00                          | 0.00                       | 0.00                        |
| 26.00                          | 0.00                       | 0.00                        |
| 27.00                          | 0.00                       | 0.00                        |
| 28.00                          | 0.00                       | 0.00                        |
| 29.00                          | 0.00                       | 0.00                        |
| 30.00                          | 0.00                       | 0.00                        |
| 31.00                          | 0.00                       | 0.00                        |
| 32.00                          | 0.00                       | 0.00                        |
| 33.00                          | 0.00                       | 0.00                        |
| 34.00                          | 0.00                       | 0.00                        |
| 35.00                          | 0.00                       | 0.00                        |
| 36.00                          | 0.00                       | 0.00                        |
| 37.00                          | 0.00                       | 0.00                        |
| 38.00                          | 0.00                       | 0.00                        |
| 39.00                          | 0.00                       | 0.00                        |
| 40.00                          | 0.00                       | 0.00                        |
| 41.00                          | 0.00                       | 0.00                        |
| 42.00                          | 0.00                       | 0.00                        |
| 43.00                          | 0.00                       | 0.00                        |
| 44.00                          | 0.00                       | 0.00                        |
| 45.00                          | 0.00                       | 0.00                        |
| 46.00                          | 0.00                       | 0.00                        |
| 47.00                          | 0.00                       | 0.00                        |
| 48.00                          | 0.00                       | 0.00                        |
| 49.00                          | 0.00                       | 0.00                        |
| 50.00                          | 0.00                       | 0.00                        |
| 51.00                          | 0.00                       | 0.00                        |
| 52.00                          | 0.00                       | 0.00                        |
| 53.00                          | 0.00                       | 0.00                        |
| 54.00                          | 0.00                       | 0.00                        |
| 55.00                          | 0.00                       | 0.00                        |
| 56.00                          | 0.00                       | 0.00                        |
| 57.00                          | 0.00                       | 0.00                        |
| 58.00                          | 0.00                       | 0.00                        |
| 59.00                          | 0.00                       | 0.00                        |
| 60.00                          | 0.00                       | 0.00                        |
| 61.00                          | 0.00                       | 0.00                        |
| 62.00                          | 0.00                       | 0.00                        |
| 63.00                          | 0.00                       | 0.00                        |
| 64.00                          | 0.00                       | 0.00                        |
| 65.00                          | 0.00                       | 0.00                        |
| 66.00                          | 0.00                       | 0.00                        |
| 67.00                          | 0.00                       | 0.00                        |
| 68.00                          | 0.00                       | 0.00                        |
| 69.00                          | 0.00                       | 0.00                        |
| 70.00                          | 0.00                       | 0.00                        |
| 71.00                          | 0.00                       | 0.00                        |
| 72.00                          | 0.00                       | 0.00                        |
| 73.00                          | 0.00                       | 0.00                        |
| 74.00                          | 0.00                       | 0.00                        |
| 75.00                          | 0.00                       | 0.00                        |
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| 77.00                          | 0.00                       | 0.00                        |
| 78.00                          | 0.00                       | 0.00                        |
| 79.00                          | 0.00                       | 0.00                        |
| 80.00                          | 0.00                       | 0.00                        |
| 81.00                          | 0.00                       | 0.00                        |
| 82.00                          | 0.00                       | 0.00                        |
| 83.00                          | 0.00                       | 0.00                        |
| 84.00                          | 0.00                       | 0.00                        |
| 85.00                          | 0.00                       | 0.00                        |
| 86.00                          | 0.00                       | 0.00                        |
| 87.00                          | 0.00                       | 0.00                        |
| 88.00                          | 0.00                       | 0.00                        |
| 89.00                          | 0.00                       | 0.00                        |
| 90.00                          | 0.00                       | 0.00                        |
| 91.00                          | 0.00                       | 0.00                        |
| 92.00                          | 0.00                       | 0.00                        |
| 93.00                          | 0.00                       | 0.00                        |
| 94.00                          | 0.00                       | 0.00                        |
| 95.00                          | 0.00                       | 0.00                        |
| 96.00                          | 0.00                       | 0.00                        |
| 97.00                          | 0.00                       | 0.00                        |
| 98.00                          | 0.00                       | 0.00                        |
| 99.00                          | 0.00                       | 0.00                        |
| 100.00                         | 0.00                       | 0.00                        |

| DEVELOPMENT CHARGE PER SERVICE WITH EXEMPTIONS | APPLICABLE CREDITS (%) | APPLICABLE CREDITS (\$) |
|------------------------------------------------|------------------------|-------------------------|
| 1.00                                           | 0.00                   | 0.00                    |
| 2.00                                           | 0.00                   | 0.00                    |
| 3.00                                           | 0.00                   | 0.00                    |
| 4.00                                           | 0.00                   | 0.00                    |
| 5.00                                           | 0.00                   | 0.00                    |
| 6.00                                           | 0.00                   | 0.00                    |
| 7.00                                           | 0.00                   | 0.00                    |
| 8.00                                           | 0.00                   | 0.00                    |
| 9.00                                           | 0.00                   | 0.00                    |
| 10.00                                          | 0.00                   | 0.00                    |
| 11.00                                          | 0.00                   | 0.00                    |
| 12.00                                          | 0.00                   | 0.00                    |
| 13.00                                          | 0.00                   | 0.00                    |
| 14.00                                          | 0.00                   | 0.00                    |
| 15.00                                          | 0.00                   | 0.00                    |
| 16.00                                          | 0.00                   | 0.00                    |
| 17.00                                          | 0.00                   | 0.00                    |
| 18.00                                          | 0.00                   | 0.00                    |
| 19.00                                          | 0.00                   | 0.00                    |
| 20.00                                          | 0.00                   | 0.00                    |
| 21.00                                          | 0.00                   | 0.00                    |
| 22.00                                          | 0.00                   | 0.00                    |
| 23.00                                          | 0.00                   | 0.00                    |
| 24.00                                          | 0.00                   | 0.00                    |
| 25.00                                          | 0.00                   | 0.00                    |
| 26.00                                          | 0.00                   | 0.00                    |
| 27.00                                          | 0.00                   | 0.00                    |
| 28.00                                          | 0.00                   | 0.00                    |
| 29.00                                          | 0.00                   | 0.00                    |
| 30.00                                          | 0.00                   | 0.00                    |
| 31.00                                          | 0.00                   | 0.00                    |
| 32.00                                          | 0.00                   | 0.00                    |
| 33.00                                          | 0.00                   | 0.00                    |
| 34.00                                          | 0.00                   | 0.00                    |
| 35.00                                          | 0.00                   | 0.00                    |
| 36.00                                          | 0.00                   | 0.00                    |
| 37.00                                          | 0.00                   | 0.00                    |
| 38.00                                          | 0.00                   | 0.00                    |
| 39.00                                          | 0.00                   | 0.00                    |
| 40.00                                          | 0.00                   | 0.00                    |
| 41.00                                          | 0.00                   | 0.00                    |
| 42.00                                          | 0.00                   | 0.00                    |
| 43.00                                          | 0.00                   | 0.00                    |
| 44.00                                          | 0.00                   | 0.00                    |
| 45.00                                          | 0.00                   | 0.00                    |
| 46.00                                          | 0.00                   | 0.00                    |
| 47.00                                          | 0.00                   | 0.00                    |
| 48.00                                          | 0.00                   | 0.00                    |
| 49.00                                          | 0.00                   | 0.00                    |
| 50.00                                          | 0.00                   | 0.00                    |
| 51.00                                          | 0.00                   | 0.00                    |
| 52.00                                          | 0.00                   | 0.00                    |
| 53.00                                          | 0.00                   | 0.00                    |
| 54.00                                          | 0.00                   | 0.00                    |
| 55.00                                          | 0.00                   | 0.00                    |
| 56.00                                          | 0.00                   | 0.00                    |
| 57.00                                          | 0.00                   | 0.00                    |
| 58.00                                          | 0.00                   | 0.00                    |
| 59.00                                          | 0.00                   | 0.00                    |
| 60.00                                          | 0.00                   | 0.00                    |
| 61.00                                          | 0.00                   | 0.00                    |
| 62.00                                          | 0.00                   | 0.00                    |
| 63.00                                          | 0.00                   | 0.00                    |
| 64.00                                          | 0.00                   | 0.00                    |
| 65.00                                          | 0.00                   | 0.00                    |
| 66.00                                          | 0.00                   | 0.00                    |
| 67.00                                          | 0.00                   | 0.00                    |
| 68.00                                          | 0.00                   | 0.00                    |
| 69.00                                          | 0.00                   | 0.00                    |
| 70.00                                          | 0.00                   | 0.00                    |
| 71.00                                          | 0.00                   | 0.00                    |
| 72.00                                          | 0.00                   | 0.00                    |
| 73.00                                          | 0.00                   | 0.00                    |
| 74.00                                          | 0.00                   | 0.00                    |
| 75.00                                          | 0.00                   | 0.00                    |
| 76.00                                          | 0.00                   | 0.00                    |
| 77.00                                          | 0.00                   | 0.00                    |
| 78.00                                          | 0.00                   | 0.00                    |
| 79.00                                          | 0.00                   | 0.00                    |
| 80.00                                          | 0.00                   | 0.00                    |
| 81.00                                          | 0.00                   | 0.00                    |
| 82.00                                          | 0.00                   | 0.00                    |
| 83.00                                          | 0.00                   | 0.00                    |
| 84.00                                          | 0.00                   | 0.00                    |
| 85.00                                          | 0.00                   | 0.00                    |
| 86.00                                          | 0.00                   | 0.00                    |
| 87.00                                          | 0.00                   | 0.00                    |
| 88.00                                          | 0.00                   | 0.00                    |
| 89.00                                          | 0.00                   | 0.00                    |
| 90.00                                          | 0.00                   | 0.00                    |
| 91.00                                          | 0.00                   | 0.00                    |
| 92.00                                          | 0.00                   | 0.00                    |
| 93.00                                          | 0.00                   | 0.00                    |
| 94.00                                          | 0.00                   | 0.00                    |
| 95.00                                          | 0.00                   | 0.00                    |
| 96.00                                          | 0.00                   | 0.00                    |
| 97.00                                          | 0.00                   | 0.00                    |
| 98.00                                          | 0.00                   | 0.00                    |
| 99.00                                          | 0.00                   | 0.00                    |
| 100.00                                         | 0.00                   | 0.00                    |

TOTAL DEVELOPMENT CHARGE PAYABLE (EXCLUDING VAT)

TOTAL DEVELOPMENT CHARGE PAYABLE (INCLUDING VAT)

**Baron Mogadime**



21-Oct-25

[illegible]



# Memo

|                             |                                                                            |
|-----------------------------|----------------------------------------------------------------------------|
| <b>To:</b>                  | EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE<br>(ATTENTION: E. CYSTER) |
| <b>From:</b>                | EXECUTIVE DIRECTOR: ENGINEERING SERVICES                                   |
| <b>Enquiries:</b>           | LH SMITH                                                                   |
| <b>Collaborator number:</b> | 2292027 - 2280094                                                          |
| <b>Reference number:</b>    | 15/4/1 (F1529/0) P (1604)                                                  |
| <b>Date:</b>                | 27 October 2025                                                            |
| <b>Subject:</b>             | APPLICATION FOR CONSENT USE, INTENSIVE ANIMAL FARMING: FARM 1529/0, PAARL. |

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.

*This memo supersedes the previous memo with reference 15/4/1 (F1529/0) P (1388), dated 21 October 2025.*

## THE FOLLOWING CONDITIONS WILL APPLY

### 1. STREETS & TRAFFIC

- 1.1. Any new roads/streets and accesses will be the responsibility of the developer, including all internal and bulk connectors;
- 1.2. *As access is off a proclaimed main road (DR01429 & DR01130), the developer shall adhere to all the conditions in the Provincial letter, reference DOI/CFS/RN/LU/REZ/SUB-10/586, dated 06 October 2025; and*

- 1.3. Any alterations to the existing road network will be the responsibility of the developer, including design, approval and construction of any additional traffic control and or traffic calming measures as detailed in the Traffic Impact Statement (TIS) for Kweekvlei Chickens TIS Rev 1, dated November 2024.**

## **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. No development is allowed within the 1:50 year flood line and any construction within the 1:100 year flood line must be 1m above the 1:100 year flood line;
- 2.4. Only pre-development run-off of a 1:2 year storm event will be accepted into the existing system. Provision must be made to accommodate the detention of run- off for a 1:50 year storm event;
- 2.5. Contaminated run-off (washing water, storm water, etc) must be disposed of in such a manner so as not to cause any pollution to surface, ground water or create a nuisance;
- 2.6. Any organic waste (manure, compost, etc.) must be stored in such a way so that between removals there shall be no chance of polluted storm water run-off taking place, especially during the rainy season; and
- 2.7. 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.

## **3. WATER**

- 3.1 NOTE if there are any existing connections to the municipal network it/they will remain on the subdivide portion that it/they fall on .No new connections can be made;
- 3.2 All potable water supplied to consumers on the farm shall comply with SANS 241 as amended. Proof of compliance test no older than 6 months must be available on request. All testing must be done by an accredited service provider;
- 3.3 The developer will be required to connect to future Drakenstein Municipal networks when it is provided;
- 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;
- 3.6 Any upsizing and/or upgrading required will be for the developer account;
- 3.7 ***Water services intermediary agreement to be entered into with Drakenstein Municipality;***
- 3.8 ***Farm owners are regarded as water services intermediaries and are responsible for the provision of at least basic water and sanitation services to people living on the farm; and***
- 3.9 ***Any abstraction from any natural water source on the property must be metered (type of meter to be confirmed by Department of Water and Sanitation).***

#### **4. WASTEWATER SERVICES**

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

#### **5. SOLID WASTE**

- 5.1. All solid waste disposal shall comply with, the National Environmental Management Waste Act 59 of 2008. Proof of compliance must be available on request;

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

## **6 DEVELOPMENT CHARGES**

6.1 Based on the information provided in the application, the Development Charge payable by the developer is **R16 021.00** (Excl vat). The levy is valid until 30 June 2026 where after a new calculation is required. The value has been calculated as follows:

- Water = R0.00
- Sewer = R0.00
- Roads = R16 021.00
- Stormwater = R0.00
- Solid Waste = R0.00

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 ***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;***
- 7.2 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 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.8 A comprehensive operational infrastructure management plan shall be drawn up and submitted for approval by the Civil Services Department;
- 7.9 The above conditions are to be complied with in stages;
  - 7.9.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
  - 7.9.2 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
  - 7.9.3 Proof of compliance for the requirements associated with long term operations must be available on request.



**LH Smith**

**SENIOR MANAGER: INFRASTRUCTURE MANAGEMENT**

I:\INFRASTRUCTURE MANAGEMENT\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2025\Comments\Farm 1529 Portion  
O Paarl - Application for Consent Use, Intensive Amlinal Farming - Rev1.docx

LHS/bm

**Erf Number of Development:**  
**Physical Address:**  
**Municipal Area:**  
**Municipal Valuation of Property:**  
**Owner:**  
**Owner ID No:**

|      |                               |      |
|------|-------------------------------|------|
| F529 | F529                          | F529 |
| 1    | Divisional Roads 1429 & Pearl | 7646 |
|      | Paarl, Mbekwini, Wellington   |      |
| R    | R                             |      |
|      | 1                             |      |
|      | Sangiro Farms                 |      |

| Land Use                   | Unit | Usage    | Land Area developed with Land Use (m <sup>2</sup> ) | CALCULATED EXISTING DEMAND |                     |                   |                         |                     |                   | EXISTING DEVELOPMENT CHARGE PER SERVICE |            |            |             |       |             |
|----------------------------|------|----------|-----------------------------------------------------|----------------------------|---------------------|-------------------|-------------------------|---------------------|-------------------|-----------------------------------------|------------|------------|-------------|-------|-------------|
|                            |      |          |                                                     | Water (kL/day)             | Sanitation (kL/day) | Stormwater (c/ha) | Solid Waste (tonnes/wk) | Roads (trips/pak.m) | Electricity (kVA) | Water                                   | Sanitation | Stormwater | Solid Waste | Roads | Electricity |
| Agriculture and Irrigation | ha   | 205.0981 | 2050781                                             | 30753                      | 364.01              | 61.00             | 15.40                   | 302.51              |                   |                                         |            |            |             |       |             |
|                            |      |          |                                                     |                            |                     |                   |                         |                     |                   |                                         |            |            |             |       |             |
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|                            |      |          |                                                     |                            |                     |                   |                         |                     |                   |                                         |            |            |             |       |             |
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|                            |      |          |                                                     |                            |                     |                   |                         |                     |                   |                                         |            |            |             |       |             |
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|                            |      |          |                                                     |                            |                     |                   |                         |                     |                   |                                         |            |            |             |       |             |
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|                            |      |          |                                                     |                            |                     |                   |                         |                     |                   |                                         |            |            |             |       |             |
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|                            |      |          |                                                     |                            |                     |                   |                         |                     |                   |                                         |            |            |             |       |             |
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|                            |      |          |                                                     |                            |                     |                   |                         |                     |                   |                                         |            |            |             |       |             |
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| Application Processed by: | Baron Mogadime                                                                        |
| Signature:                |  |
| Date:                     | 27-Oct-25                                                                             |
| Payment Received (R):     |                                                                                       |
| Date Payment Received:    |                                                                                       |

Receipt Number:



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# Memo

|                             |                                                                            |
|-----------------------------|----------------------------------------------------------------------------|
| <b>To:</b>                  | EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE<br>(ATTENTION: E. CYSTER) |
| <b>From:</b>                | EXECUTIVE DIRECTOR: ENGINEERING SERVICES                                   |
| <b>Enquiries:</b>           | LH SMITH                                                                   |
| <b>Collaborator number:</b> | 2292027 - 2280094                                                          |
| <b>Reference number:</b>    | 15/4/1 (F1529/0) P (1604)                                                  |
| <b>Date:</b>                | 27 October 2025                                                            |
| <b>Subject:</b>             | APPLICATION FOR CONSENT USE, INTENSIVE ANIMAL FARMING: FARM 1529/0, PAARL. |

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.

*This memo supersedes the previous memo with reference 15/4/1 (F1529/0) P (1388), dated 21 October 2025.*

## THE FOLLOWING CONDITIONS WILL APPLY

### 1. STREETS & TRAFFIC

- 1.1. Any new roads/streets and accesses will be the responsibility of the developer, including all internal and bulk connectors;
- 1.2. *As access is off a proclaimed main road (DR01429 & DR01130), the developer shall adhere to all the conditions in the Provincial letter, reference DOI/CFS/RN/LU/REZ/SUB-10/586, dated 06 October 2025; and*

- 1.3. Any alterations to the existing road network will be the responsibility of the developer, including design, approval and construction of any additional traffic control and or traffic calming measures as detailed in the Traffic Impact Statement (TIS) for Kweekvlei Chickens TIS Rev 1, dated November 2024.**

## **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. No development is allowed within the 1:50 year flood line and any construction within the 1:100 year flood line must be 1m above the 1:100 year flood line;
- 2.4. Only pre-development run-off of a 1:2 year storm event will be accepted into the existing system. Provision must be made to accommodate the detention of run- off for a 1:50 year storm event;
- 2.5. Contaminated run-off (washing water, storm water, etc) must be disposed of in such a manner so as not to cause any pollution to surface, ground water or create a nuisance;
- 2.6. Any organic waste (manure, compost, etc.) must be stored in such a way so that between removals there shall be no chance of polluted storm water run-off taking place, especially during the rainy season; and
- 2.7. 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.

## **3. WATER**

- 3.1 NOTE if there are any existing connections to the municipal network it/they will remain on the subdivide portion that it/they fall on .No new connections can be made;
- 3.2 All potable water supplied to consumers on the farm shall comply with SANS 241 as amended. Proof of compliance test no older than 6 months must be available on request. All testing must be done by an accredited service provider;
- 3.3 The developer will be required to connect to future Drakenstein Municipal networks when it is provided;
- 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;
- 3.6 Any upsizing and/or upgrading required will be for the developer account;
- 3.7 ***Water services intermediary agreement to be entered into with Drakenstein Municipality;***
- 3.8 ***Farm owners are regarded as water services intermediaries and are responsible for the provision of at least basic water and sanitation services to people living on the farm; and***
- 3.9 ***Any abstraction from any natural water source on the property must be metered (type of meter to be confirmed by Department of Water and Sanitation).***

#### **4. WASTEWATER SERVICES**

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

#### **5. SOLID WASTE**

- 5.1. All solid waste disposal shall comply with, the National Environmental Management Waste Act 59 of 2008. Proof of compliance must be available on request;

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

## 6 DEVELOPMENT CHARGES

6.1 Based on the information provided in the application, the Development Charge payable by the developer is **R16 021.00** (Excl vat). The levy is valid until 30 June 2026 where after a new calculation is required. The value has been calculated as follows:

- Water = R0.00
- Sewer = R0.00
- Roads = R16 021.00
- Stormwater = R0.00
- Solid Waste = R0.00

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 ***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;***
- 7.2 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 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.8 A comprehensive operational infrastructure management plan shall be drawn up and submitted for approval by the Civil Services Department;
- 7.9 The above conditions are to be complied with in stages;
  - 7.9.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
  - 7.9.2 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
  - 7.9.3 Proof of compliance for the requirements associated with long term operations must be available on request.



**LH Smith**

**SENIOR MANAGER: INFRASTRUCTURE MANAGEMENT**

I:\INFRASTRUCTURE MANAGEMENT\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2025\Comments\Farm 1529 Portion  
0 Paarl - Application for Consent Use, Intensive Animal Farming - Rev1.docx

LHS/bm

|                                  |       |                         |                              |               |
|----------------------------------|-------|-------------------------|------------------------------|---------------|
| ErP Number of Development:       | F1529 | F1529                   | F1529                        | F1529         |
| Physical Address:                | 1     | Divisional Roads 1429 & | 1                            | Paarl         |
| Municipal Area:                  | R     | 1                       | Paarl, Mbeikwini, Wellington |               |
| Municipal Valuation of Property: |       |                         |                              |               |
| Owner:                           |       |                         | Sangiro Farms                |               |
| Owner ID No:                     |       |                         |                              |               |
|                                  |       |                         |                              | F1529<br>7646 |

| 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/ywk) | Roads (rips/plk/hr) | Electricity (kVA) | Water                                   | Sanitation | Stormwater | Solid Waste | Roads | Electricity |
| Agricultural small holdings | ha   | 305,008 | 3050711                                | 307,53                     | 164,01              | 41,00             | 16,40                    | 102,53              |                   |                                         |            |            |             |       |             |
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| R | 3,869,699 | R | 1,874,045 | R | 1,886,221 | R | 1,889,657 |
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| Provides<br>reasons for<br>any<br>applying<br>exceptions. | DEVELOPMENT CHARGE PER SERVICE | EXEMPTIONS PER SERVICE (%) | VALUE APPLICABLE EXEMPTIONS |
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| Provide reasons for applying #1 applying credit | DEVELOPMENT CHARGE PER SERVICE WITH EXEMPTIONS | APPLICABLE CREDITS (%) | APPLICABLE CREDITS (R) |
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|                                                 |                                                |                        |                        |

TOTAL DEVELOPMENT CHARGE PAYABLE (EXCLUDING VAT)

VAT (5%)

TOTAL DEVELOPMENT CHARGE PAYABLE (INCLUDING VAT)

Application Processed by: **Baron Mogadime**

Signature: 

Date: 27-Oct-25

[illegible]

Date Payment Received:

|  | Agricultural small holdings | a | b | c | d |
|--|-----------------------------|---|---|---|---|
|  |                             |   |   |   |   |

[illegible][illegible]

| Category                     | 1990 | 1995 | 2000 | 2005 | 2010 |
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| Agriculture (small holdings) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Industrial Light             | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

| Agriculture, dwelling, emp | #REF! | Chicken Broilers |
|----------------------------|-------|------------------|
|                            |       |                  |

| Description of proposed land use | 0 | 10 | 20 | 30 | 40 |
|----------------------------------|---|----|----|----|----|
| 0                                |   |    |    |    |    |
| 10                               |   |    |    |    |    |
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Receipt Number:

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# Memo

|                          |                                                                                                  |
|--------------------------|--------------------------------------------------------------------------------------------------|
| <b>To:</b>               | Senior Manager: Land Development Management<br>For attention: H Strijdom/C van der Bank/E Cyster |
| <b>From:</b>             | Manager: Planning and Costumer Services                                                          |
| <b>Enquiries:</b>        | L. Laing                                                                                         |
| <b>Reference number:</b> | 8/2/5_1529                                                                                       |
| <b>Date:</b>             | 23 October 2025                                                                                  |
| <b>Subject:</b>          | <b>APPLICATION FOR CONSENT USE, ERF 1529, WELLINGTON</b>                                         |

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 Non

## 2. THE FOLLOWING CONDITIONS WILL APPLY

2.1 Non

## 3. GENERAL

- 3.1 The erf is situated outside the Drakenstein Municipal electricity distribution licenced area.
- 3.2 The respective erf is supplied by Eskom and their offices at Bellville or Malmesbury may be contacted for further information regarding legislative requirements, existing services that may cross within the erf boundaries, upgrades, service connections etc.
- 3.3 The Manager: Planning and Customer Services with reference to the services and conditions has no objection to this application.

Yours faithfully

**L LAING**

**Acting MANAGER: PLANNING AND CUSTOMER SERVICES**

I:BEPLAN\_3\Sub\_Divisions\_Rezoning\202526\1529



**CAPE WINELANDS DISTRICT**  
MUNICIPALITY • MUNISIPALITEIT • UMASIPALA

NAVRAE/ENQUIRIES/IMIBUZO:  
TELEFOON/TELEPHONE/UMNXEBA:  
FAKS/FAX/IFEKSI:  
E-POS/E-MAIL/IE-MAIL:  
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Zizipo Minazana Kula  
0218703234  
0218721277  
zizipo.kula@capewinelands.gov.za 6849  
16/3/3/6/7/1/B3/38/1291/24  
15/2/6/1

Trappesstraat 51 Trappes Street  
☒ 91  
WORCESTER

10 February 2025

GroenbergEnviro (Pty)Ltd  
Wellington  
Klein Opperhorst  
PO Box 1058  
Wellington  
7654

**ATTENTION: Ms. Therina Oberholzer**

Sir

**APPLICATION FOR CONSENT USE/REZONING/SUBDIVISION:  
Proposed Kweekvlei Broiler House Development on Remainder of Farm 1529,  
Wellington.**

Your letter dated 15 January 2025 in the above regard refers.

From an environmental health perspective this application may be recommended for approval; provided that the following conditions are complied with:

1. Environmental pollution

- 1.1 No pollution such as water, air, dust or noise pollution may occur on any part of the premises during the construction phase of the broiler house. Proper preventative measures must be put in place beforehand.

2. Sewerage/Sanitary facilities

- 2.1 Sewage disposal on the premises must at all times take place in a nuisance-free manner and shall be the owner's responsibility.

3. Potable water/Storm water

- 3.1 The quality of the potable water on the premises must at all times comply with the minimum bacteriological and chemical standards for potable water, as determined by SANS code 241.

4. Solid waste disposal

- 4.1 Refuse collection and storage must be done in a way that will not cause a health nuisance.

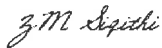
4.2 Refuse removal must comply with the specifications of Drakenstein Municipality's By-law No 17/2007.

5. General conditions

- 5.1 After this application has been approved in principle, an approved building plan indicating all improvements arising from the conversion of the existing buildings into the proposed Kweekvlei Broiler House in order to establish specific health requirements in respect of toilet facilities, sewerage system, kitchen and ventilation, must be submitted to the Building Division of Drakenstein Municipality
- 5.2 No offensive products that may arise from the proposed industry may be manufactured on the premises. Storage of manure, compost and fertiliser, whether organic or non-organic, on the premises must be done in such a way that it does not result in a public nuisance.
- 5.3 The operation of Kweekvlei Broiler House may not result in a "disturbance" or a "noise nuisance" as defined in the Noise Control Regulations PN 627/1998, in terms of the Environmental Conservation Act (Act 73 of 1989), as well as the provisions of SABS Code 0103 – 1994.
- 5.4 This Department reserves the right to set further requirements during the running of the business.

Please contact me if you have any further questions or comments in this regard.

Yours faithfully



**Zizipo Kula**  
**Environmental Health Practitioner**  
**pp MUNICIPAL MANAGER**

# ANNEXURE H



Department of Infrastructure  
**Vanessa Stoffels**  
Chief Directorate: Road Planning  
Vanessa.Stoffels@westerncape.gov.za | Tel: 021 483 4669

Ref: DOI/CFS/RN/LU/REZ/SUB-10/586 (Application No: 2025-07-0019)

The Municipal Manager  
Drakenstein Municipality  
PO Box 1  
**PAARL**  
7599

Attention: Mr J Daniels

Dear Sir

## **FARM NO. 1529, PAARL: DIVISIONAL ROADS 1429 AND 1430: APPLICATION FOR CONSENT USE**

1. The following refer:
  - 1.1. The application received from Messrs Willie Steyn via email dated 16 June 2025; and
  - 1.2. Traffic Impact Assessment by Messrs BEC (PTY) Ltd dated November 2024.
2. The subject property is 10 km north from Wellington and takes access off Divisional Road 1429 (DR01429, Rooshoek Road) and Divisional Road 1430 (DR01430, Palmietvlei Road).
3. This application is for Consent Use to permit intensive animal farming consisting of 21 broiler houses of  $\pm 1935 \text{ m}^2$  for the raising of 40 000 chickens each (840 000 chickens in total) on 3 sites of  $\pm 4,5 \text{ ha}$  containing 7 houses each.
4. It is proposed that the existing accesses be utilised at  $\pm \text{km } 2.229$  (LHS) off DR01429 and at  $\pm \text{km } 1.33$  (LHS) off DR01430. The TIA recommends that concealed access signs be installed on the northern approach for the access off DR01430, on the western approach for the access off DR01429.
5. It is noted that the chicken farm will generate 24 trucks in a 24 hour period every 56 days. Both the affected Divisional Roads are gravel surfaced and may require additional maintenance prior or after the 56 day cycle.
6. According to input received from the Paarl District Roads Engineer, additional blading of the roads may be required and hence they require the developer to provide a rental grader as may be needed. In addition, the developer must ensure that no effluent from the chicken houses flow into the stormwater drains.
7. This Branch offers no objection to the application in terms of the Land Use Planning Act, No. 3 of 2014, subject to the following conditions:

- 7.1. That the concealed access signs be installed at the northern approach for the access off DR01430, on the western approach for the access off DR01429;
- 7.2. That the gates at the accesses be setback to allow the trucks servicing the operation to be completely off the road.
- 7.3. That the developer provide a rental grader to the Paarl District Roads Engineer as and when it is required. The developer is to provide a written undertaking in this regard to the Paarl DRE prior to the chicken houses becoming operational.
- 7.4. That the developer ensure that no effluent from the chicken houses run into the stormwater drains;
- 7.5. All accesses to be used for the development must conform to the standard access layouts, as per the attached plan. Should the accesses require modification to conform, the DRE Paarl must be notified and the necessary plans submitted and approval sought to work in the road reserve.
- 7.6. The Paarl District Roads Engineer should be contacted via email: [drepaarl.technical@westerncape.gov.za](mailto:drepaarl.technical@westerncape.gov.za), tel.: 021 863 2020 before any works are undertaken in the road reserve.

Yours Sincerely



**DD FORTUIN**

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

**DATE: 6 OCTOBER 2025**

## ENDORSEMENTS

1. Drakenstein Municipality  
Attention: Mr J Daniels (e-mail: [Jason.daniels@drakenstein.gov.za](mailto:Jason.daniels@drakenstein.gov.za))  
Attention: [customercare@drakenstein.gov.za](mailto:customercare@drakenstein.gov.za)
2. Applicant: W Steyn  
Attention: Mr W Steyn (e-mail: [williesteyn1960@gmail.com](mailto:williesteyn1960@gmail.com))
3. Cape Winelands District Municipality  
Attention: Mr H Maart (e-mail: [henry.maart@capewinelands.gov.za](mailto:henry.maart@capewinelands.gov.za))  
Mr R Otte (e-mail: [johanr@capewinelands.gov.za](mailto:johanr@capewinelands.gov.za))
4. District Roads Engineer - e-mail: [TechnicalPaarl.DRE@westerncape.gov.za](mailto:TechnicalPaarl.DRE@westerncape.gov.za)
5. Mr F Fakier (e-mail)
6. Mr D Fortuin (e-mail)

