

ANNEXURE A

Lauren King

From: Lawrence Smith
Sent: Monday, July 15, 2019 8:08 AM
To: Lauren King
Subject: Farm 915 Simondium

Lauren

This department has no further comment on this application.

Regards

Mr Lawrence Smith
Head: Construction Approvals and Development Applications

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ANNEXURE B

Lauren King

From: Bisschoff Bosman
Sent: Friday, June 28, 2019 9:58 AM
To: Lauren King
Cc: Wayne Hendricks
Subject: FW: Farm 915, Simondium Post-App DBAR - Deadline for comment: 12/07/2019

Importance: High

Lauren, the Spatial Town Planning comment is as follows:

In the 2018 SDF the site is designated as "Industrial Core" and "Urban Infill" which makes provision for Office, industrial and residential land uses:



The proposal is deemed to be in line with the general provisions of the 2018 SDF (i.e. is consistent).

Otherwise, the BAR addresses concerns related to vehicle access, visuals from the R45 (Scenic Route) and, in general, the provision of civil infrastructure.

Regards

Mr Bisschoff Bosman

Senior Town Planner: Spatial Planning

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From: Wayne Hendricks

Sent: Tuesday, June 25, 2019 7:52 AM

To: Bisschoff Bosman <BisschoffB@drakenstein.gov.za>

Subject: FW: Farm 915, Simondium Post-App DBAR - Deadline for comment: 12/07/2019

Importance: High



Memo

To: Environmental Management Division: Att: L. King
From: Land Use Planning and Surveying Section
Enquiries: J. Meyer Ext: 4836
Collaborator number: 1526255
Reference number: 15/4/1 (F915)P
Date: 28 June 2019
Subject: FARM 915 PAARL DIVISION – COMMENT ON POST-APP DRAFT BASIC ASSESSMENT REPORT (DBAR)

The subject matter has reference.

1 DEVELOPMENT DETAILS

An application for rezoning, subdivision and consent use on Farm 915 Paarl Division has been submitted in terms of the Drakenstein By-law on Municipal Land Use Planning, 2018. The development proposal involves establishing a mixed-use development with a combined GLA of $\pm 15\,636\text{m}^2$. Details of the development are set out below:

Portion 1 (office buildings)

Portion 1 is a 2.58ha portion that will comprise of 8 office buildings with a combined footprint of $\pm 3536\text{m}^2$ and a total GLA of $\pm 6320\text{m}^2$. The buildings will be alienated on a sectional title basis. The buildings will be restricted to two storeys and in which a total of 380 on-site parking bays will be provided. Access to the site will be via a newly constructed access road leading from the existing entrance off Main Road 191 over Farm 1337 Paarl.

Portion 2 (light industry/warehousing)

Portion 2 represents the light industrial/warehouse component of the development and measures $\pm 1.73\text{ha}$ in extent. This portion abuts the adjacent industrial zoned Farm 1337 Paarl. This portion will be utilised for warehousing purposes and will be developed with 6 separate buildings with a collective footprint of $\pm 8265\text{m}^2$ and a total GLA of $\pm 9088\text{m}^2$. These buildings will also be alienated on a sectional title basis. A total of 75 on-site parking bays will be provided. Access to the site will be via a newly constructed access road leading from the existing entrance off Main Road 191 over Farm 1337 Paarl.

Remainder (residential)

The remaining portion of Farm 915 Paarl Division, measuring ± 0.65 ha in extent will accommodate 14 group houses at a density of 21 units/ha. These units will primarily be used to accommodate existing staff members on the subject property. Access to these units will be via an existing servitude road leading from Main Road 205.

2 LAND USE PLANNING COMMENT

Based on the information provided on the Post-App DBAR, the details of the DBAR corresponds with that of the land use application that has been submitted and subsequently processed. The Land Use Planning and Surveying Section therefore has no comments on the DBAR, as all land use planning requirements will be addressed as part of the land use application process. It should furthermore be noted that the applicant met with relevant officials from the Planning Services Division and the Civil Engineering Services Division, prior to the submission of the application, in which various requirements and approvals to be obtained were brought to the attention of the applicant.


H. STRIJDOM
MANAGER: LAND USE PLANNING AND SURVEYING

Lauren King

From: Zwelibanzi Shiceka
Sent: Monday, July 15, 2019 8:15 AM
To: Lauren King
Cc: Clive Theunissen; Cindy Winter; Wayne Hendricks; Henk Strijdom; David Delaney
Subject: RE: Farm 915, Simondium Post-App DBAR - Deadline for comment: 12/07/2019

Dear Lauren,

The email below has reference.

Heritage Sub-section supports the heritage indicators on page 26 and the recommendations on page 32 of the Pre-Application DHIA by Cindy Postlethwayt dated June 2018.

Kind regards

Mr. Zwelibanzi Gerald Shiceka
Senior Heritage Resources Officer

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From: Clive Theunissen
Sent: Friday, July 12, 2019 3:47 PM
To: Zwelibanzi Shiceka <Zwelibanzi.Shiceka@drakenstein.gov.za>
Subject: FW: Farm 915, Simondium Post-App DBAR - Deadline for comment: 12/07/2019
Importance: High

From: Lauren King
Sent: Monday, June 24, 2019 3:16 PM
To: Lawrence Smith <Lawrence.Smith@drakenstein.gov.za>; Leon Laing <LeonL@drakenstein.gov.za>; Henk Strijdom <HenkS@drakenstein.gov.za>; Wayne Hendricks <Wayne.Hendricks@drakenstein.gov.za>; Clive Theunissen <Clive.Theunissen@drakenstein.gov.za>
Cc: Louis Pienaar <Louis.Pienaar@drakenstein.gov.za>; David Delaney <DavidD@drakenstein.gov.za>; Cindy Winter <Cindy.Winter@drakenstein.gov.za>
Subject: Farm 915, Simondium Post-App DBAR - Deadline for comment: 12/07/2019
Importance: High