



15th May 2026

Vita Consulting Engineers
51 Lourensford Estate
Somerset West
7130

Attention: Mr R. van Dyk Pr.Eng

Dear Riaan

**STORMWATER MANAGEMENT PLAN FOR ERVEN 1992,1993,1994 &1995, A PORTION OF
ERF 1990 CAPE FARMS – DISTRICT C**

We refer to the Site Development Plans for Erven 1992,1993 &1994, received from VCE.

Our brief was to assess the changes and comment on the need to compile a revised Stormwater Management Plan for this updated application.

Having assessed the two sites (Erf 1992 &1993 as one, the 'Go Chill Site' and Erf 1994, the Dalmar Site", and noting that there are no fundamental changes to bulk, impervious area, parking and road layouts, contributing catchments or outfalls, it is our considered opinion that the current Stormwater Management Plan, in its entirety, still applies.

The design philosophy and stormwater run-off structures previously proposed and the conclusions previously reached, remain exactly the same.

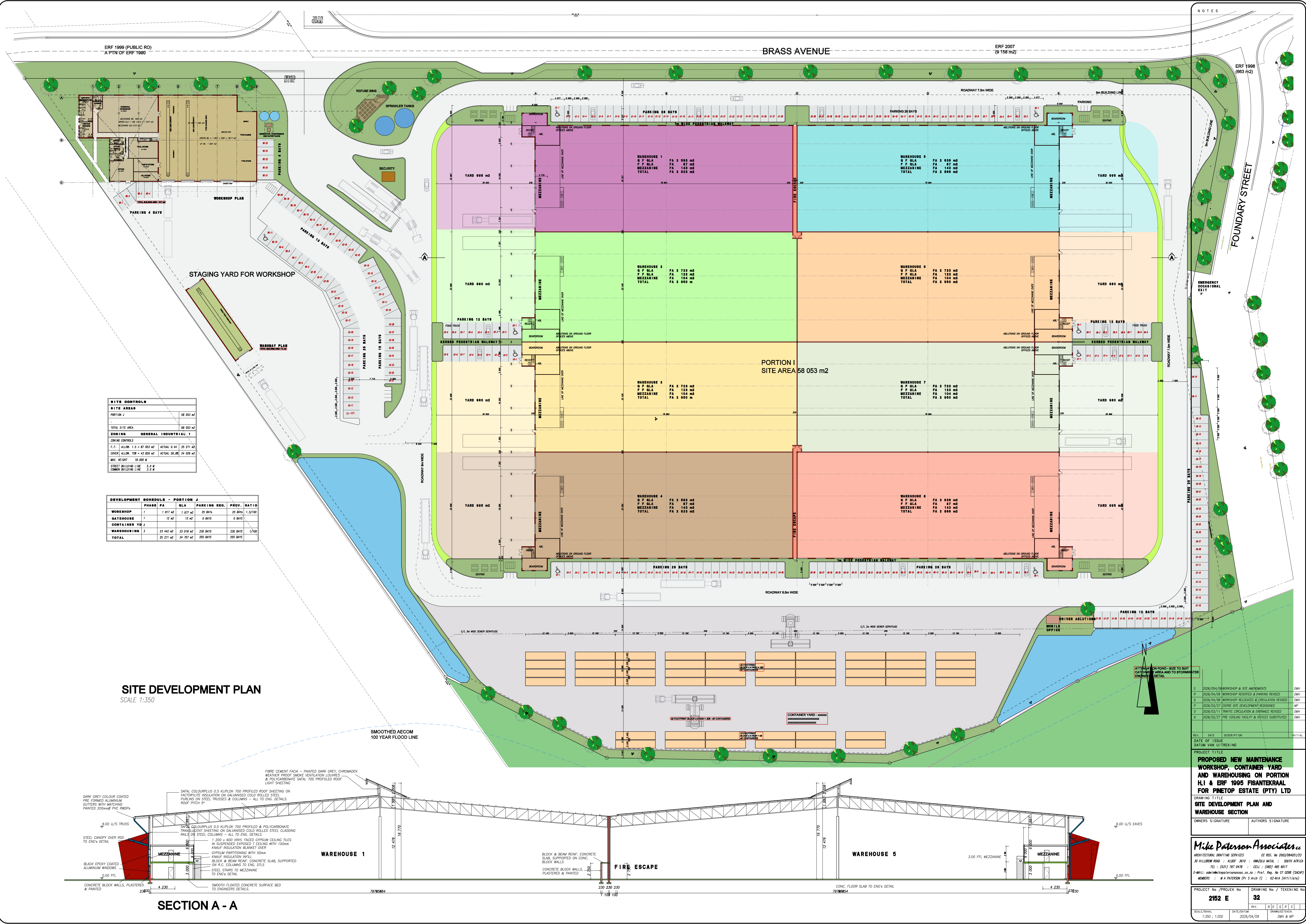
We trust that this assists you with the application going forward.

Yours faithfully

PETER WIUM CONSULTING ENGINEER

A handwritten signature in black ink, consisting of a stylized 'P' and 'W' followed by a dot.

**P.M.WIUM Pr. Eng.
15 May 2026**



SITE CONTROLS			
SITE AREAS			
PORTION 1	GLA	58 053 m2	
TOTAL SITE AREA	GLA	58 053 m2	
ZONING GENERAL INDUSTRIAL 1			
ZONING CONTROLS			
T.F.	ALLOW	1.5 = 87 653 m2	ACTUAL 0.44 25 271 m2
COVER	ALLOW	70% = 41 859 m2	ACTUAL 59.8% 24 629 m2
MAX. HEIGHT		18.000 M	
STREET BUILDING LINE		S.O.W	
COMMON BUILDING LINE		S.O.W	

DEVELOPMENT SCHEDULE - PORTION 1					
WORKSHOP	PHASE	FA	GLA	PARKING REQ.	PROV. RATIO
1	1	1 817 m2	1 817 m2	25 BAYS	25 BAYS 1.5/100
GATEHOUSE	1	12 m2	12 m2	0 BAYS	0 BAYS
CONTAINER YD 2					
WAREHOUSING 3	3	23 442 m2	23 018 m2	230 BAYS	230 BAYS 1/100
TOTAL		25 271 m2	24 707 m2	255 BAYS	255 BAYS

SITE DEVELOPMENT PLAN
SCALE 1:350

SECTION A - A

NOTES

S 2026/04/08 WORKSHOP & SITE AMENDMENTS DMH

P 2026/04/09 WORKSHOP REVERTED & PARKING REVISED DMH

O 2026/04/08 WORKSHOP RELOCATED & CIRCULATION REVISED DMH

P 2026/03/27 ENTIRE SITE DEVELOPMENT REDESIGNED MP

O 2026/03/11 TRAFFIC CIRCULATION & ENTRANCE REVISED DMH

M 2026/02/27 FIRE ESCAPE FACILITY & OFFICES SUBSTITUTED DMH

REV. DATE DESCRIPTION INITIAL

DATE OF ISSUE

DATUM VAN LITREKING

PROJECT TITLE

PROPOSED NEW MAINTENANCE
WORKSHOP, CONTAINER YARD
AND WAREHOUSING ON PORTION
H.1 & ERF 1995 FISANTKRAAL
FOR PINETOP ESTATE (PTY) LTD

SITE DEVELOPMENT PLAN AND
WAREHOUSE SECTION

OWNERS SIGNATURE

AUTHORS SIGNATURE

Mike Paterson Associates

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PROJECT No / PROJ. No

DRAWING No / TEKENING No

2152 E

32

SCALE/SCALE

DATE/DATUM

1:350 : 1:200

2026/04/09

DRAWN/TEKON

DMH & MP

