



Enquiries: E Cyster  
Contact number: (021) 807-4770  
Reference: 15/4/1 (15082) P  
Date: 04 April 2022  
Coll no: 101055

EC/JA  
15/4/1(15082) P

Y Hunter  
540A Main Road  
PAARL  
7646`

Sir

#### **APPLICATION FOR CONSENT USE: ERF 15082 PAARL**

I refer to your application dated 21 February 2021 and have to inform you as follows:

1. Approval has been granted in terms of Section 60 of the Drakenstein By-law on Municipal Land Use Planning, 2018,
  - 1.2 **Consent Use** in order to establish a pre-school/crèche within the existing building situated on Erf 15082 Paarl, as indicated on the site and floor plan (**Annexure B**);
2. The approval mentioned in Paragraph 1.2 above be subject to the following conditions, laid down in terms of Section 66 of the Drakenstein By-law on Municipal Land Use Planning, 2018:
  - 2.1 The development takes place largely in accordance with the Site and Floor Plan (**Annexure B**);
  - 2.2 This approval applies only to the application in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements;
  - 2.3 Any amendments to the application will be subject to the relevant approval;
  - 2.4 No new structures are to be erected or existing buildings converted without the prior approval of building plans by the Council;

2./...

- 2.5 A building plan must be submitted for approval purposes, upon which development charges will be calculated for payment by the applicant;
  - 2.6 The proposed facility should always adhere to all applicable health, noise and air quality regulations;
  - 2.7 The pre-school only be operated between the hours of 07:30 to 17:00 on Mondays to Fridays, including public holidays;
  - 2.8 The pre-school only accommodates a maximum of 20 children in total;
  - 2.9 The approval complies with all health requirements;
  - 2.10 Adherence to the conditions set by Drakenstein Municipality: Civil Engineering Services in its memorandum 15/4/1 (15082) P dated 30 March 2022 (**Annexure E**);
  - 2.11 Any upgrades to the existing electrical infrastructure will be for the costs of the applicant;
  - 2.12 Should the applicant fail to comply with any of the above conditions, the Council reserves the right to impose further conditions in future if deemed necessary; and
  - 2.13 The applicant takes note of the conditions laid down by Cape Winelands Health Department in its memorandum 15/2/6/1 dated 1 April 2022 (**Annexure F**).
3. The following be regarded as the reasons for the decision:
- 3.1 No foreign land uses to a residential area is proposed;
  - 3.2 The proposed use can easily co-exist with the surrounding residential area;
  - 3.3 The existing use can easily revert back to the residential building if the proposed use ceases to exist;
  - 3.4 The application will not have a significant impact on the visual character of the area; and
  - 3.5 Sufficient on-site parking is provided;

Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority in terms of Section 79(2) of the Drakenstein Bylaw on Municipal Land Use Planning 2018, by any person whose rights are affected by the decision of an authorised official, within **21 days** of notification of the decision. This approval is therefore suspended until further notice. Please also notify (**email or per hand**) the surrounding property owners who were notified of the application during the public participation process and the **objectors (if applicable)**, of their general right of appeal – proof of notification **must** be provided. Note that the 21-day appeal period will commence the day after all the property owners have been notified. The appeal procedures are set out in Section 80 of the abovementioned Bylaw (attached).

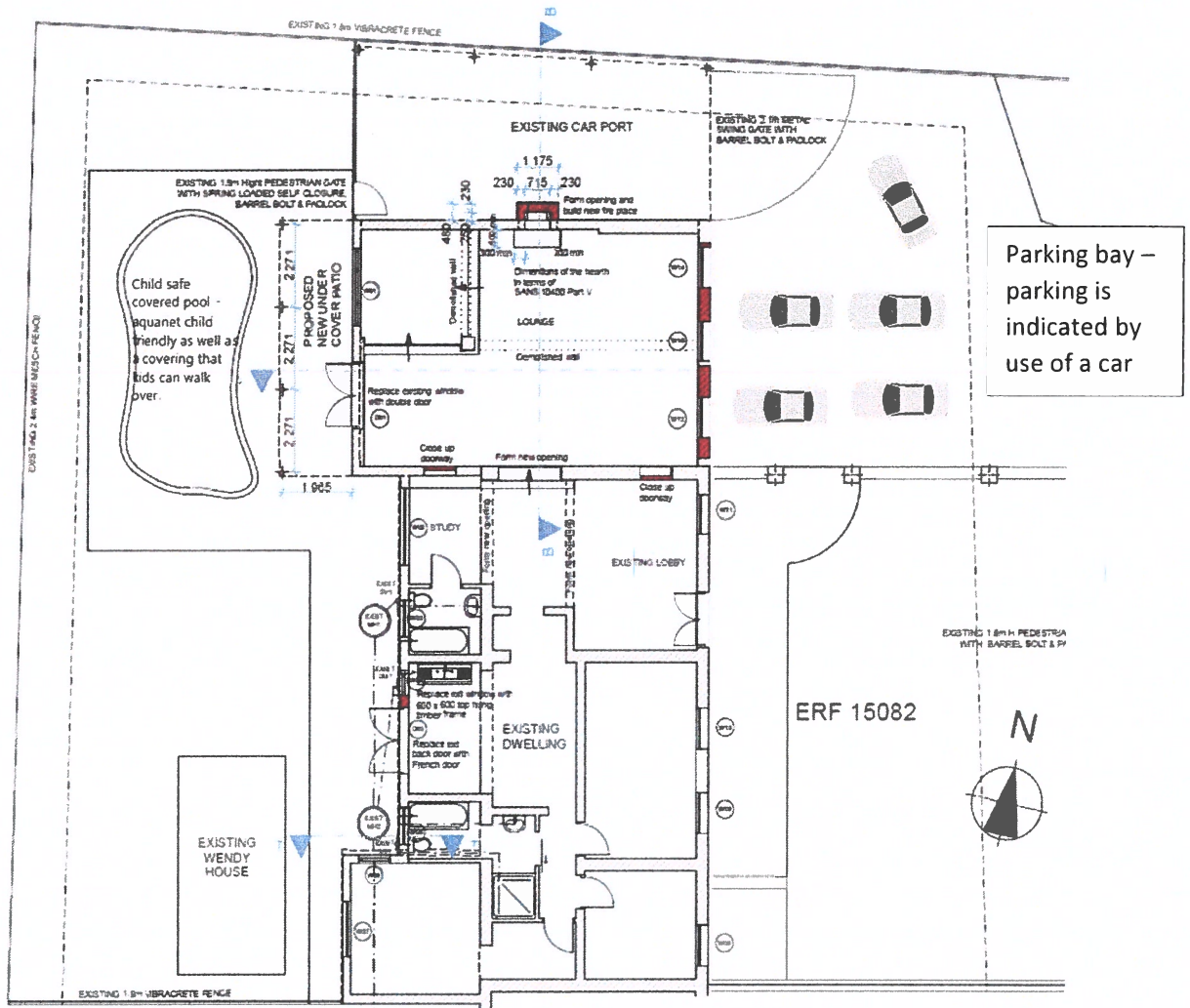
Yours faithfully



**H STRIJDOM**

**MANAGER: LAND USE PLANNING & SURVEYING**

PARKING INDICATION ON ERF 15082



**GROUND STOREY PLAN**

The large driveway allows parking for up to 5 cars.

There are a total of three people that will be working at the ECD, one lady doesn't have her own transport, the other lady is in walking distance and the other lady also resides at this property.

Parking will be brief as the kids will only be dropped off and picked up again.



**DRAKENSTEIN**

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Paarl • Wellington • Gouda • Saron • Simondium

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Civic Centre, Berg River Boulevard, Paarl 7646

# Memo

**To:** EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT  
**(ATTENTION: E. CYSTER)**

**From:** MANAGER: INFRASTRUCTURE MANAGEMENT

**Enquiries:** L. PIENAAR

**Collaborator number:**

**Reference number:** 15/4/1 (15082) P (0468)

**Date:** 30 March 2022

**Subject:** APPLICATION FOR TECHNICAL APPROVAL ON ERF 15082, PAARL.

**Time Limit on Conditions:** These conditions will be limited to a period of 2 (two) years from the date as on the covering memo from this department. If after this period no construction has commenced ( this excludes any preparatory work or site clearance) all the studies carried out for the proposed development need to be updated and revised accordingly, this shall include compliance with the latest legislation, amended legislation, latest or amended standards and revised master planning.

**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 accesses will be the responsibility of the developer;
- 1.2 *Access is onto a proclaimed main road, approval from the Provincial Roads Engineer is required;*
- 1.3 Any alterations to the existing road network will be the responsibility of the developer which includes design, approval and construction of any additional traffic control and or traffic calming measures; and
- 1.4 *Access to and from Main Road will be problematic during Am and Pm peak hours; and*
- 1.5 *Only left in and left out movements will be permitted.*

## **2 STORMWATER**

- 2.1 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 0.02m<sup>3</sup>/m<sup>2</sup> roof area.

## **3 WATER**

- 3.1 Existing connection to be retained, no new connection available;
- 3.2 Water saving devices shall be installed in toilets, bathrooms and basins; and
- 3.3 Any existing system that is to remain shall be upgraded to minimum municipal standards.

## **4 WASTEWATER SERVICES**

- 4.1 Existing connection to be retained, no new connection available.;
- 4.2 Any existing system that is to remain shall be upgraded to minimum municipal standards; and
- 4.3 *A fat trap must be provided with a minimum capacity of 1200 liter.*

## **5 SOLID WASTE**

- 5.1 The Municipality undertakes to remove household refuse in accordance with its by-laws and shall make its own arrangements with the occupants of erven for the removal of such household refuse; and
- 5.2 On refuse removal days, the residents will be responsible to ensure that their bins are placed on the sidewalk to be serviced.

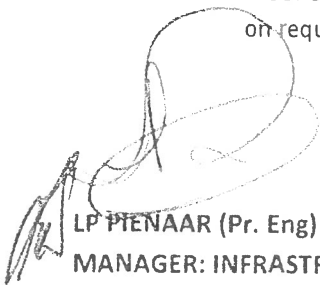
## **6 DEVELOPMENT CHARGES**

- 6.1 Based on the information provided in the application, Development Charges are payable by the developer. Development Charges will be calculated when a more detailed SDP is submitted.

## **7 GENERAL**

- 7.1 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;
- 7.2 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;

- 7.3 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.4 The above conditions are to be complied with in stages.
- 7.4.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 7.4.2 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
- 7.4.3 Proof of compliance for the requirements associated with long term operations must be available on request.



**LP PIENAAR (Pr. Eng)**

**MANAGER: INFRASTRUCTURE MANAGEMENT**

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LP/bvr



# CAPE WINELANDS DISTRICT

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NAVRAE/ENQUIRIES/IMIBUZO:  
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E-POS/E-MAIL/IE-MAIL:  
U VERW/YOUR REF/REF YAKHO:  
ONS VERW/OUR REF/REF YETHU:

Ricardo Morrie  
021-870 3202  
021-872 1277  
rmorrie@capewinelands.gov.za  
15/4/1 (15082)  
15/2/6/1

Alexanderstraat 46 Alexander Street  
✉ 100  
STELLENBOSCH  
7599

1 April 2022

Die Stads Bestuurder  
Drakenstein Munisipaliteit  
Posbus 1  
Hoofstraat  
Paarl  
7622

**VIR AANDAG: Mnr. Earl Cyster**

Meneer

**AANSOEK OM VERGUNNINGSGEBRUIK :  
ERF 15082, HOOFSTRAAT 540 A , NOORDER PAARL , 7646**

U skrywe gedateer 28 Maart 2022 insake bogenoemde, het betrekking.

Hierdie aansoek kan vanuit 'n omgewingsgesondheidsoogpunt aanbeveel word vir goedkeuring, mits daar aan die volgende voorwaardes voldoen word:

1. **Riool / Sanitêre Geriewe:**
  - 1.1 Rioolbeskikking op die perseel moet ten alle tye op 'n oorlasvrye wyse geskied en is die verantwoordelikheid van die eienaar.
  - 1.2 Die huidige aantal toiletgeriewe maak slegs voorsiening vir die akkommodasie van 'n maksimum van 20 kleuters.
2. **Drinkwater / Stormwater:**
  - 2.1 Drinkwaterkwaliteit op die perseel moet ten alle tye voldoen aan die minimum bakteriologiese en chemiese standaard vir drinkwater, soos bepaal deur SANS-kode 241.

Alle korrespondensie moet aan die Munisipale Bestuurder gerig word/

All correspondence to be addressed to the Municipal Manager/Yonke imbalelwano mayithunyelwe kuMlawuli kaMasipala  
Telefoon/Telephone/Umnxeba: 0861 265 263 • E-pos/E-mail/IE-mail: [admin@capewinelands.gov.za](mailto:admin@capewinelands.gov.za) • Faks/Fax/iFeksi: 023 342 8442



3. **Vaste-afvalbeskikking:**

- 3.1 Vullisversameling en –opberging moet op so wyse geskied dat dit nie 'n gesondheids-oorlas tot gevolg sal hê nie.
- 3.2 Vullisverwydering moet geskied ingevolge die Drakenstein Munisipaliteit se Verordening Nr. 17/2007 - Vullisverwydering se spesifikasies, met ander woorde verpligte gebruik van die munisipale diens.
- 3.3 Voorsien die voorgestelde bedryf van 'n vullisarea wat aan die volgende vereistes voldoen:
- 3.3.1 Ruim genoeg om al die vullis wat op die perseel gegeneer word te berg.
- 3.3.2 Ontoeganklik vir publiek; met ander woorde 'n toeluitbare deur of hek.
- 3.3.3 Knaagdier- en insekdig volgens die beste beskikbare metode.

4. **Voedselhantering:**

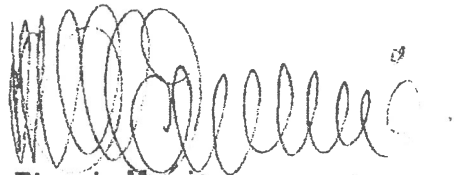
- 4.1 Die kombuis moet ten alle tye voldoen aan die minimum vereistes vir voedselhanteringspersele soos bepaal deur Regulasie R638 (Regulasies m.b.t. die Algemene Higiënevereistes vir Voedselpersele, GKR 638 van 18 Junie 2018) in terme van die Wet op Voedingsmiddels, Skoonheidsmiddels en Ontsmettingsmiddels, Wet 54 van 1972.
- 4.2 Voedselvoorbereiding mag onder geen omstandighede plaasvind alvorens daar aansoek gedoen is by die Omgewingsgesondheidsdepartement van die Kaapse Wynland Distriksmunisipaliteit om 'n Geskiktheidsertifikaat nie. Hierdie sertifikaat sal uitgereik word na inspeksie en indien die perseel voldoen aan die vereistes van Regulasie R638.

5. **Algemene voorwaardes:**

- 5.1 Die dagsorgsentrum moet ten alle tye voldoen aan die Kaapse Wynland Distriksmunisipaliteit se Verordening insake Munisipale Gesondheid: Hoofstuk 5: Kindersorggeriewe en –instellings gedateer 15 Februarie 2010.
- 5.2 Hierdie Departement behou die reg voor om verdere vereistes te stel gedurende die bedryf van die dagsorgsentrum.

U kan my met vrymoedigheid kontak indien u enige verdere navrae het óf kommentaar in dié verband benodig.

Die uwe



**Ricardo Morrie**

**Omgewingsgesondheidspraktisyn**

**Namens Munisipale Bestuurder**