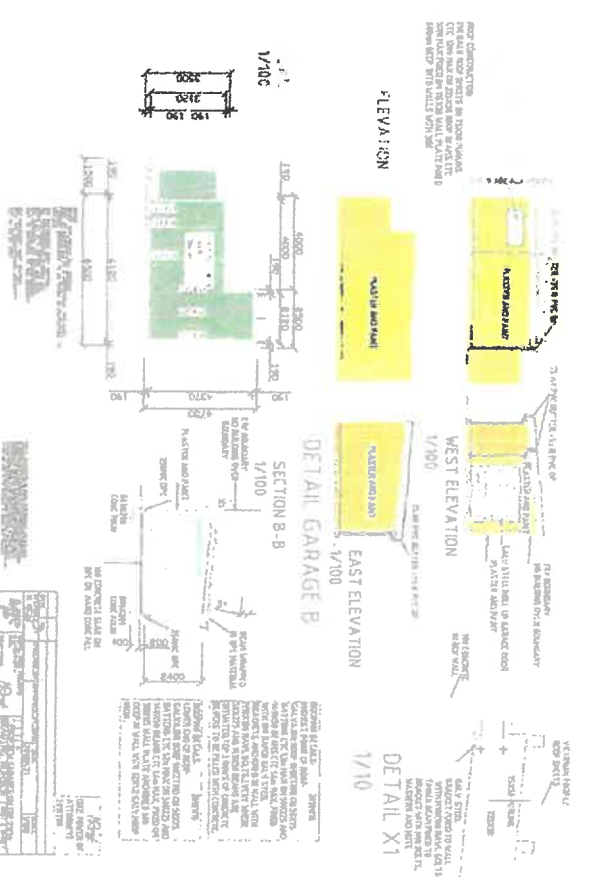
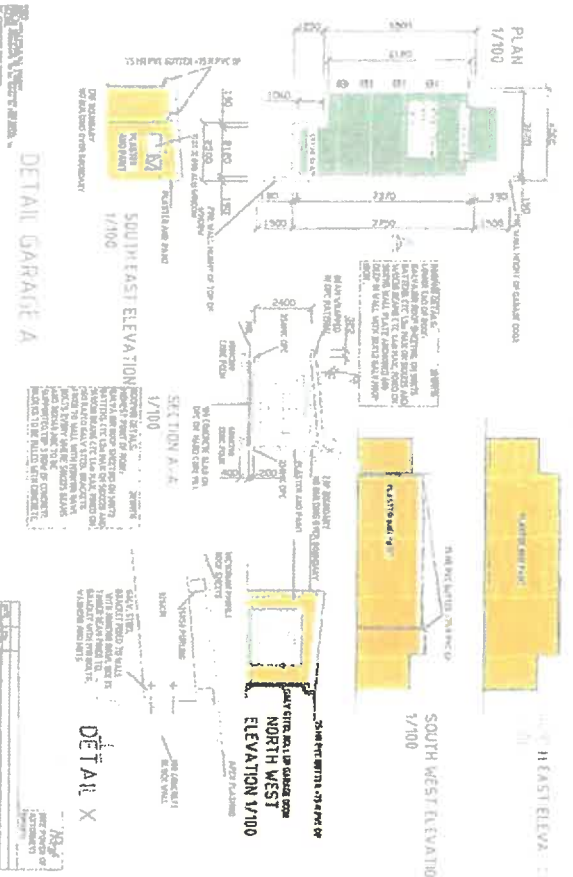
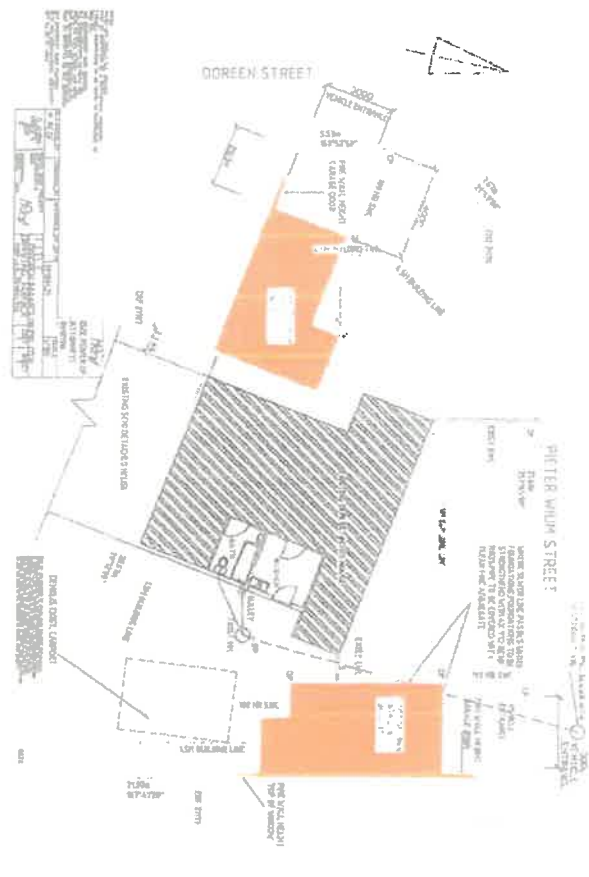




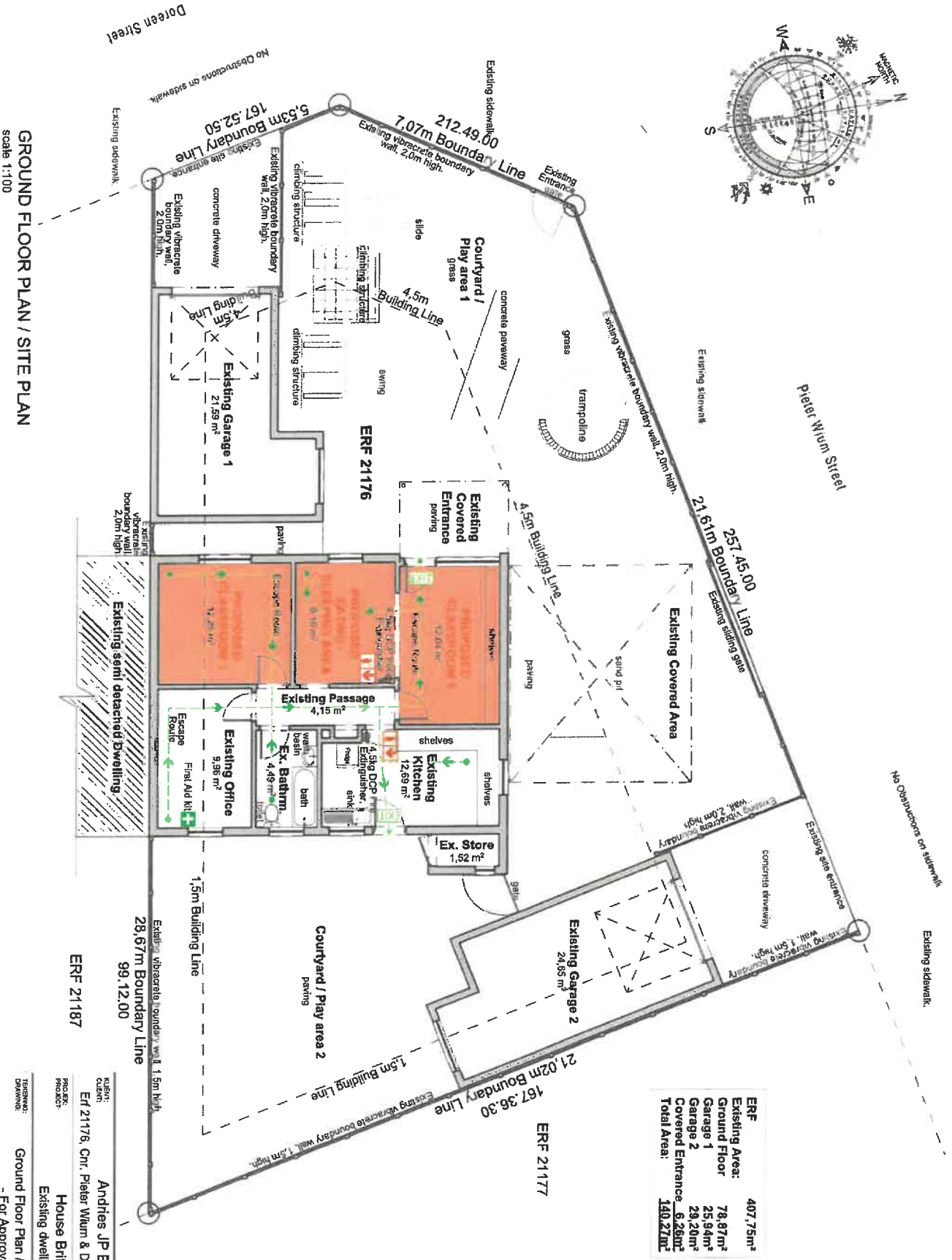
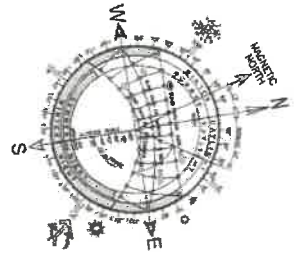
ERF 21176 PAARL

Locality Plan





18/12/2018
 40: 227
 [Signature]



ERF	407,75m ²
Existing Area:	
Ground Floor	78,87m ²
Garage 1	25,94m ²
Garage 2	29,20m ²
Covered Entrance	6,28m ²
Total Area:	140,27m²

GROUND FLOOR PLAN / SITE PLAN
scale 1:100

NOTE:
THIS DRAWINGS IS THE COPYRIGHT OF THE ARCHITECTS, DO NOT SCALE AND REFER TO FIGURED DIMENSIONS ONLY. ALL LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO SETTING OUT OR MANUFACTURE. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.

B	2022/10/09	B	FOR APPROVAL
A	2022/08/10	A	FOR INFORMATION
REVISION	DATE	CHANGE	TECHNICAL DESCRIPTION

ARCHITECT: *Rudolph Schomken*
ARCHITECT: Rudolph Schomken
(SACAP Reg. PAT24748339)

CLIENT:	Andries JP Birtz
PROJECT:	Er 21176, Cnr. Pieter Willem & Doreen Street, Paarl
PROJECT NO.:	21176
DATE:	2022/10/09
SCALE:	As shown @ A3
DRAWING NO.:	101
VERSION:	B

DESIGNER: Rudolph Schomken
PROJECT: Ground Floor Plan / Site Plan
FOR APPROVAL -

317

NSV ATTORNEYS INC

101-1015
HIGH STREET
5 ROSEN PARK
HIGH STREET
DUBLIN

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16

CONVEYANCE BY
JACK FULLARD VAN ZYL

17		18	
19		20	
21		22	
23		24	

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

JACOBUS PETRUS VAN ZYL

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN Town Clerk's Office being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at DURBAN on 16 JANUARY 2018 granted to him by

1. **ANDRIES ALBERTUS GELDENHUYS**
Identity Number 6711065564086
Unmarried
(As owner of the Bare Dominium)
2. **ANNA ALETTA GELDENHUYS**
Identity Number 4311250014088
Unmarried
(As Usufruct Holder)

And the appearer declared that his said principal had, on 15 November 1999, lawfully and legally sold by Private Treaty, and that he, the said Appearer, in his capacity as Agent, had, on 15 November 1999, lawfully and legally transferred to and on behalf of

ANDRIES JOHANNES PETRUS BRITZ
Identity Number **6206055089087**
Married out of community of property

as Heirs, Executors, Administrators or Assigns in full and free receipt of

**ERF 21175 PAARL IN THE DRAKENSTEIN MUNICIPALITY, DISTRICT OF
PAARL, WESTERN CAPE PROVINCE**

IN EXTENT 408, FOUR HUNDRED AND EIGHTY SQ. M. BEING

FIRST TRANSFERRED by Deed of Transfer Number 2063/1926, dated 15 November 1999, in terms of General Plan No 2279/1964 relating thereto and held in full and free receipt of the said Appearer, Number T200100002

IS SUBJECT to the conditions referred to in Deed of Transfer No 2063/1926.

WHEREFORE the said Appraiser renouncing all rights and title which the

1. ANDRIES ALBERTUS GELDENHUYS, Unmarried (As owner of the Bare Dominion)
2. ANNA ALETTA GELDENHUYS, Unmarried (As Usufruct Holder)

heretofore had to the premises did in consequence also acknowledge that he is entirely dispossessed of, and identified to the same, and that by virtue of these

ANDRIES JOHANNES PETRUS BRITZ Married as aforesaid

his Heirs, Executors, Administrators or Assigns now is and henceforth shall be in the State, conformably to local custom, the State, however reserving its rights and finally, acknowledging the purchase price to be the sum of R850 000 00 (EIGHT HUNDRED AND FIFTY THOUSAND RAND)

IN WITNESS WHEREOF the said Registrar, together with the Appraiser, have subscribed to these presents, and have caused the Seal of Office to be affixed, this and

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS, JOHANNESBURG TOWN

21st of 1916

Not Appraised

REGISTRAR DEEDS

R1


24 Mei 2022

Vir wie dit mag aangaan

Pieter Wiumstraat 51. Paarl - erfnr. 21176

Ek, die ondergetekende eienaar van die bogenoemde eiendom, gee hiermee my volle toestemming dat Me Annelize Bushney 'n kleuterskool by my eiendom mag bedryf

Dankie.



Andries JP Britz

Sel 0828051774

e-pos: britzajp@gmail.com



4509

Memo

To:	EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT (ATTENTION: MATTHEW ONTONG)
From:	MANAGER: INFRASTRUCTURE DEVELOPMENT
Enquiries:	L. PIENAAR
Collaborator number:	
Reference number:	15/4/1 (21176) P (493)
Date:	02 May 2023
Subject:	APPLICATION FOR CONSENT USE: ERF 21176, 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 increase of more than 15 children will result in this department reviewing/amending its comments relating to on-site parking and drop-off and go facilities; and*
- 1.2 Any new roads/streets and accesses will be the responsibility of the developer, including all internal and bulk connectors.

2 STORM WATER

- 2.1 Any new storm water networks will be the responsibility of the developer, including all internal and bulk connectors; and

- 2.2 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 0.02m³/m² roof area.

3 WATER

- 3.1 The existing water connection to be retained;
- 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 ***An adequately sized fat trap must be installed to the satisfaction of the Wastewater services department;***
- 4.2 The existing wastewater connection to be retained; and
- 4.3 Any existing system that is to remain shall be upgraded to minimum municipal standards.

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 erf for the removal of such household refuse.

6 DEVELOPMENT CHARGES

- 6.1 Based on the information provided in the application, the Development Charge payable by the developer is **R 218,755.00 (Excl VAT)**. The levy is valid until **30 June 2023** where after a new calculation is required. The value has been calculated as follows:

- 6.1.1 Water = R 3 065.00
- 6.1.2 Sewer = R 1 417.00
- 6.1.3 Roads = R 204,271.00
- 6.1.4 Stormwater = R 111.00
- 6.1.5 Solid Waste = R 9 891.00

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 DEVELOPMENT

I:\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2023\comments\Erf 21176, Paarl - Consent Use - ECD.docx

LP/cb



+27 21 807 4500 +27 21 872 8054
 www.drakenstein.gov.za
 registry@drakenstein.gov.za
 Civic Centre, Berg River Boulevard, Paarl 7646

Memo

To: Town Planning: Land Use
Attention: Matthew Ontong

From: Fire Safety and Disaster Management

Enquiries: Dorothea January

Collaborator number: n/a

Reference number: 17/9/5 – 2023/08/1263

Date: 24 August 2023

Subject: Application for Consent Use for ECD Erf 21176 Paarl

RE: APPLICATION FOR CONSENT USE FOR ECD ERF 21176 PAARL

BUILDING:

- An approved building plan (Fire protection) were available.
- Building/classrooms comply with the minimum requirements of SANS 10400-T:2020.

FIRE PROTECTION MEASURES:

- 2 x 4,5kg Dry Chemical Powder fire extinguishers and signage were provided.
- Fire escape route was marked.
- Emergency numbers were displayed.

PJP
JA

DOROTHEA JANUARY

STATION COMMANDER: FIRE SAFETY AND DISASTER MANAGEMENT



CAPE WINELANDS DISTRICT

MUNICIPALITY • MUNISIPALITEIT • UMASIPALA

NAVRAE/ENQUIRIES/IMIBUZO:
TELEFOON/TELEPHONE/UMNXEBA:
FAKS/FAX/IFEKSI:
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
morrie@capewinelands.gov.za
15/4/1 (22176)
15/2/6/1

Alexanderstraat 46 Alexander Street
☒ 100
STELLENBOSCH
7599

29 Maart 2023

Die Stads Bestuurder
Drakenstein Munisipaliteit
Posbus 1
Hoofstraat
Paarl
7622

VIR AANDAG: Mnr. Matthew Ontong

Meneer

**AANSOEK OM VERGUNNINGSGEBRUIK :
ERF 22176, PIETER WIUMSTRAAT 51 , NOORDER PAARL , 7646**

U epos gedateer 27 Maart 2023 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 15 kleuters.

2. Drinkwater / Stormwater:

- 2.1 Drinkwaterkwaliteit op die perseel moet ten alle tye voldoen aan die minimum bakteriologiese en chemiese standaarde vir drinkwater, soos bepaal deur SANS-kode 241

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 gegenerer word te berg.
 - 3.3.2 Ontoeganklik vir publiek; met ander woorde 'n toesluitbare 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