



Enquiries: E Cyster
Contact number: (021) 807-4770
Reference: 15/4/1 (5792) P
Date: 01 February 2023
Coll no: 841054

EC/JA
15/4/1(5792) P

Johan Botha
18 Play Street
PAARL
7646

Sir

APPLICATION FOR CONSENT USE: ERF 5792 PAARL

I refer to the above mentioned application 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, for the following.
 - 1.1 Consent use in order to regularise the use of a portion of the existing dwelling and garage for a place of instruction on Erf 5792 Paarl, for purposes of a small scale crèche as indicated on the site plan (**Annexure C**);
2. The approval mentioned in Paragraphs 1 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. Adherence to the conditions laid down by the Drakenstein Municipality: Civil Engineering Services, as set out in its letter dated 10 July 2014 reference number 15/4/1 (5792) 1327 (**Annexure D**); and
 - 2.2. Adherence to the conditions laid down by the Cape Winelands District: Health Department, as set out in its letter dated 05 February 2014 reference number 17/1/1/4/2 (**Annexure E**);

2./...

3. The following conditions are applicable from a town planning point of view:
 - 3.1 A new building plan must be submitted for approval by the Municipality due to Occupational Classification that has changed (use of the building has changed);
 - 3.2 No new buildings are to be erected or existing structures altered without the approval of building plans by Council;
 - 3.3 This approval applies only to the consent use in question, and shall not be construed as authority to depart from any legal prescriptions or requirements;
 - 3.4 Any further amendments to the application are subject to the relevant approval;
 - 3.5 a Maximum of 29 children may be accommodated within the ECD;
 - 3.6 That the ECD complies with all Civil Engineering Services requirements;
 - 3.7 Bulk Services Contribution payments will be determined by the Civil Engineering Service, during building plan submission, which will be payable prior to the approval of the building plan;
 - 3.8 Operating hours for the crèche be limited to Monday-Friday, from 07:00 to 17:00; and
 - 3.9 Should the applicant fail to comply with the any of the above-mentioned conditions of approval, the Council reserves the right to impose further conditions in future if deemed necessary.
4. The following be regarded as the reasons for the decision:
 - 4.1 ECD's are considered to be suitable secondary land uses on residential properties;
 - 4.2 The existing building can easily revert back to a dwelling house if the proposed use ceases to exist;
 - 4.3 The application will not have a significant impact on the residential character of the area;
 - 4.4 Sufficient on-site parking is provided;
 - 4.5 The application is not expected to negatively impact on the health, safety and wellbeing of the surrounding community;

- 4.6 All the relevant internal and external departments consented to the application, subject to certain conditions; and
- 4.7 The proposal is regarded as consistent with the Drakenstein Early Childhood Development Policy.

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 DEVELOPMENT MANAGEMENT

A. Botha Proposed Extensions to Dwelling

18 Play St Erf 5792

Erf No. 5792

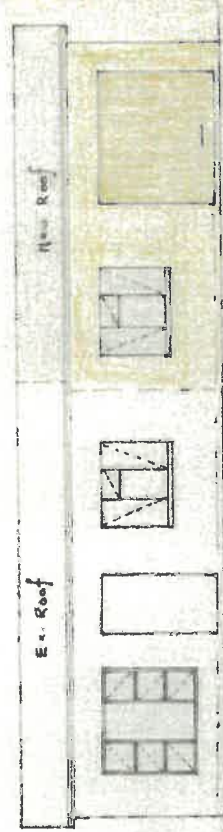
Plan No. 412/79

14.9.79

Datum



Elevation Scale 1/100

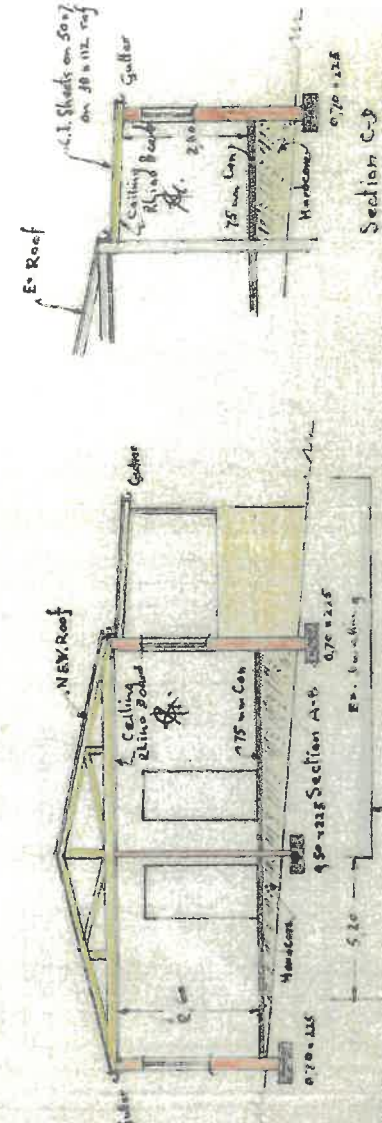


Elevation

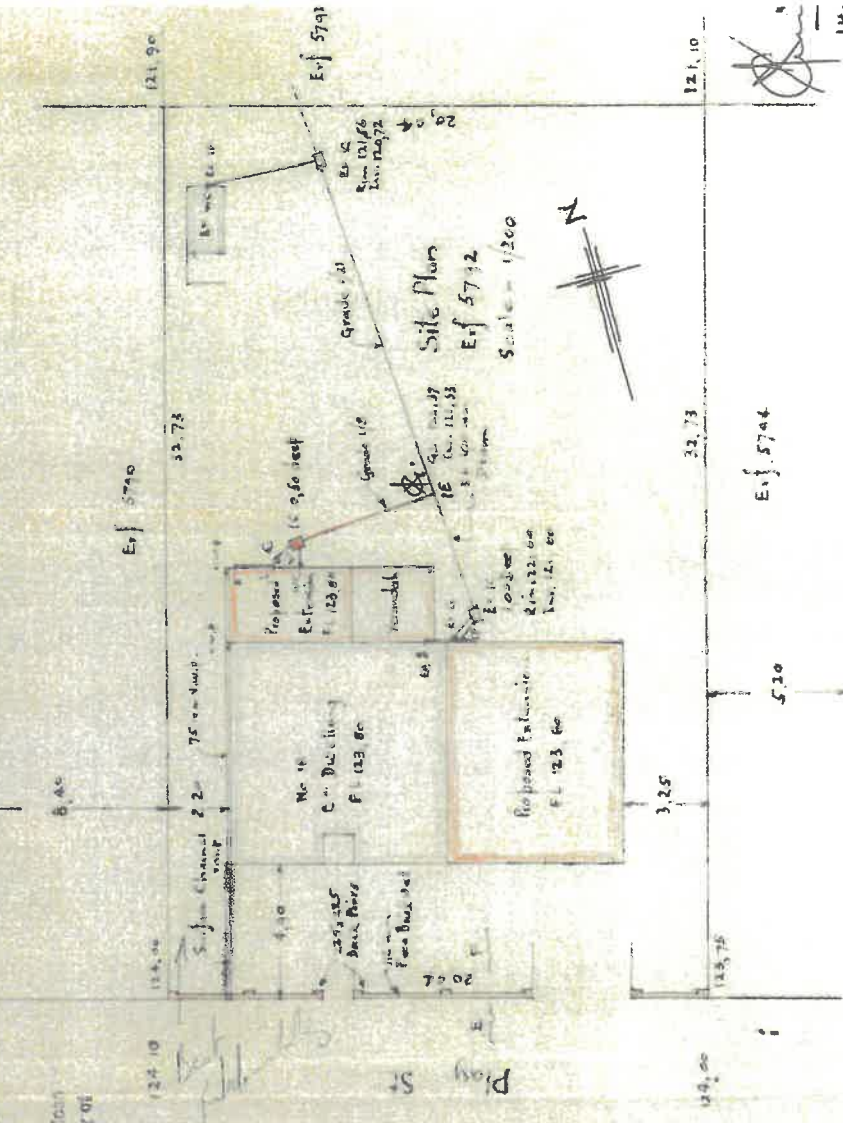
These extensions must comply with South African Bureau of Standards Code of Practice for the Wiring of Premises and the Factories Act.

Electrical installation must comply with South African Bureau of Standards Code of Practice for the Wiring of Premises and the Factories Act.

1979. 9. 79



Section C-B



Site Plan



14.

3201

MEMORANDUM

CIVIL ENGINEERING SERVICES/SIVIELE INGENIEURSDIENSTE

TO	DEPUTY EXECUTIVE MANAGER: PLANNING (ATTENTION: EJ CYSTER)
FROM	DEPUTY EXECUTIVE MANAGER: CIVIL ENGINEERING SERVICES
ENQUIRIES	WJ KNAGGS
DATE	10 July 2014
OUR REF	15/4/1 (5792) P (1327)

COMMENTS: APPLICATION FOR CONSENT USE: ERF 5792 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.

INFORMATION REQUIRED/OUTSTANDING

1. Nil

The following conditions will apply

1. **STREETS:**
 - 1.1 Parking to be provided on-site. At the very least a drop-off point.
 - 1.2 Parking for all employees must be provided on-site as no on street parking will be allowed
2. **STORMWATER**
 - 2.1 Any existing internal or external stormwater system that may require upgrading shall be the responsibility of the applicant.
3. **TRAFFIC:**
 - 3.1 should the operation of the facility give rise to unsafe road and traffic conditions this permission will be summarily revoked.
4. **WATER**
 - 4.1 Existing connection to be used.

- 4.2 The water meter must be made accessible by the municipality at the applicants account.
- 4.3 Any existing system that is to remain shall be upgraded to minimum municipal standards

5 SEWAGE

- 5.1 Two (2) gullies to be upgraded to standard (lifted to above ground level)
- 5.2 The connection manhole must be upgraded to standard (benching work)
- 5.3 A solids, oil and grease trap is required before the sewage enters the municipal sewer network.
- 5.4 Any existing system that is to remain shall be upgraded to minimum municipal standards

6 REFUSE

- 6.1 The current refuse removal service in the area is available as a kerbside service within the new development if there is no access control.
- 6.2 A waste recovery/recycling initiative is being implemented in Drakenstein and the development will have to be prepared to comply with any requirements once the project is finalised.

7 NOISE

- 7.1 Measures shall be put in place so to ensure that the outside noise levels are at all times maintained within the relevant prescribed standards. The noise regulations are as published on 20 June 2013 under the Environment Conservation Act 73 of 1989
- 7.2 The building must be so sound proofed as to prevent any contravention of the standard Noise Regulations.
- 7.3 The developer shall ensure that the increased traffic flow from the development does not create a disturbing noise for the existing surrounding residents.
- 7.4 A system must be put in place to manage the learners' behaviour outside of the facility and on the property so as to comply with the Standard Noise Control Regulations.
- 7.5 The management plan must be submitted to the Noise Control Officer for approval.

8 PARKS and RECREATION (Requirements for the development of Public Open Spaces)

- 8.1 Nil

9 GENERAL

- 9.1 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 for approval prior to the commencement of construction.

9.2 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards.



G S DUPLESSIS Pr Eng

DEPUTY EXECUTIVE MANAGER: CIVIL ENGINEERING SERVICES

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CAPE WINELANDS DISTRICT

MUNICIPALITY • MUNISIPALITEIT • UMASIPALA

NAVRAE/ENQUIRIES/IMBUZO:
TELEFOON/TELEPHONE/UMNXEBA:
FAKS/FAX/IFEKSI:
U VERWYS/YOUR REF/IREF YAKHO:
ONS VERW/OUR REF/IREF YETH:

W. Oosthuizen
870 3245
872 1277
15/4/1 (5792) P
17/1/1/4/1/2

Alexanderstraat 46 Alexander Street
☒ 100
STELLENBOSCH
7599

Die Munisipale Bestuurder
Posbus 1 Hoofstraat
Paarl
7622



Aandag: Uitvoerende Bestuurder:
Korporatiewe Dienste

05 Februarie 2014

Meneer/ Mevrouw

AANSOEK OM VERGUNNINGSGEBRUIK: ERF 5792, PLAYSTRAAT 18, PAARL

U skrywe 15/4/1 (5792) P gedateer 27 Januarie 2014 verwys.

Hierdie departement het geen beswaar teen die bogenoemde aansoek om 'n vergunningsgebruik ten opsigte van die bedryf van 'n voorskoolse ontwikkelingsfasiliteit op die betrokke erf nie onderhewig aan die volgende vereistes:

1. Die voorskoolse fasiliteit moet voldoen aan die Kaapse Wynland Distrik Munisipaliteit se Verordeninge insake Munisipale Gesondheid PK 6696 van 15 Februarie 2010 met betrekking op **Kindersorggeriewe en –instellings**, artikel (15).
2. Die kombuis van die voorskoolse fasiliteit moet voldoen aan die Wet op Gesondheid, 1977 (Wet No.63 van 1977): Regulasies met betrekking tot Algemene Higiënevereistes vir Voedselpersele en die Vervoer van Voedsel no. R 962;
3. Genoemde voedselhanteringsareas mag onder geen omstandighede bedryf word nie, alvorens daar nie eers aansoek gedoen is by die Omgewingsgesondheidsdepartement van die Kaapse Wynland Distriksmunisipaliteit, om 'n Geskikheidsertifikaat nie. Hierdie sertifikaat sal uitgereik word na inspeksie en indien die perseel voldoen aan die vereistes van Regulasie R962.
4. Die bedryf mag nie "steurende" of 'n "geraasoorlas" tot gevolg hê nie, soos omskryf word in die Regulasies insake Geraasbeheer PK 627/1998, ingevolge die Wet op Omgewingsbewing (Wet 73 van 1989), asook die bepalings van SABS Kode 0103 – 1994.
5. Die vereistes ten opsigte van rook soos vervat in die "Regulasie 975 – "Notice Relating to Smoking of Tobacco Products in Public Places", uitgevaardig onder die Wet op die Beheer van Tabakprodukte soos gewysig, Wet 83 van 1993, moet te alle tye nagekom word.
6. Vullisversameling en –opberging moet op so wyse geskied dat dit nie 'n gesondheidsoorlas tot gevolg sal hê nie.
7. Vullisverwydering moet geskied ingevolge die Drakenstein Munisipaliteit se Verordening Nr. 17/2007 - Vullisverwydering se spesifikasies, met ander woorde verpligte gebruik van die munisipale diens.

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/I-E-mail: admin@capewinelands.gov.za • Faks/Fax/I-Feksi: 023 342 8442

8. Hierdie Departement behou die reg voor om verdere vereistes te stel gedurende die bedryf van die fasiliteit.

Die uwe

A handwritten signature in black ink, appearing to be 'M. D. P. M.', written in a cursive style.

nms.Munisipale Bestuurder