



Enquiries: J Daniels
Contact number: (021) 807-4836
Reference: 15/4/1 (F1270) P
Date: 24 February 2022
Coll no: 1414428

JD/JA
15/4/1(F1270) P

Barry Blount
Diesel & Munns Ins
PO Box 475
SOMERSET WEST

admin@dieselmunns.co.za

Sir

APPLICATION FOR CONSENT USE: FARM 1270 PAARL DIVISION

Your above mentioned application refers.

1. Approval has been granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for **Consent Use** on Farm 1270 Paarl Division, in order to permit a visitor's facility consisting of six (6) permanent luxury tents erected on raised platforms, to be utilized as holiday accommodation on a short-term basis only, as indicated on the site development plan drawn by dh Architecture (**Annexure B**);
2. The approval mentioned in Paragraph 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 set by the Drakenstein Municipality: Civil Engineering Services, as laid down in its letter dated 15 November 2018 (reference number 15/4/1 (F1270) P (2947) (**Annexure F**);
 - 2.2 Adherence to the conditions set by the Drakenstein Municipality: Spatial Planning Services Section, laid down in its letter dated 30 October 2018 (reference number 15/4/1 (1270) P) (**Annexure G**); and

2./...

- 2.3 The applicant must take cognisance of the conditions set by the Department of Transport and Public Works: Road Network Management, as laid down in its letter dated 26 March 2019 (reference 16/9/6/1/-10/308 (Job 26565))(**Annexure I**);
3. The following conditions are applicable from a town planning point of view:
- 3.1 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;
- 3.2 Energy-saving devices such as are contained in the Drakenstein Municipality's Green Building Manual be made use of as far as possible;
- 3.3 That measures be included to improve energy efficiency for the development to reduce consumption of electricity;
- 3.4 Any required electrical services extensions and/or upgrades, including all costs related thereto, will be for the account of the applicant;
- 3.5 The Electro-Technical Engineering Services have 24hr access to all electrical equipment for maintenance purposes;
- 3.6 The applicant institute water conservation measures such as rainwater harvesting, grey water recycling and similar technical advancements such as low flow shower heads, dual flush toilets and water-wise gardens;
- 3.7 The proposal take place largely in accordance with the proposed site development plan (**Annexure B**); and
- 3.8 That the proposal complies with all health requirements;
- 3.9 No new buildings or boundary walls are to be erected or existing structures altered without the approval of building plans by Council;
- 3.10 Compliance with Condition 2.3 in approval letter with reference 15/4/1 (1270) P, dated 4 March 2011, already in your possession;
- 3.11 Any amendments to the application are subject to the relevant approval;
- 3.12 That 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;

4. The following be regarded as the reasons for the decision:
- 4.1 The proposal is merely to obtain the necessary land use right, in order to permit a visitor's accommodation consisting of six (6) permanent luxury tents erected on raised platforms, to be utilized as holiday accommodation on a short-term basis only;
 - 4.2 The proposal a hand is appropriate and in keeping with the general tourism trend of the area, and will not detract from that character;
 - 4.3 The proposal is of such a nature that it is not expected to negatively impact on the existing surrounding activities;
 - 4.4 The aesthetics of the existing structures will remain intact and no negative visual impact is foreseen;
 - 4.5 The application is not expected to negatively impact on the health, safety and wellbeing of the surrounding urban area and natural environment;
 - 4.6 Sufficient on-site parking will be provided;
 - 4.7 All relevant internal and external departments consented to the proposal; and
 - 4.8 The proposal is considered to be consistent with the Drakenstein Spatial Development Framework.

Your attention is drawn to the general right of appeal in terms of Section 79(3) of Drakenstien Bylaw on Municipal Land Use Planning 2018, by any person whose rights are affected by the decision of an authorized official, within 21 days of notification of the decision. This approval is thereof suspended until further notice. Please also notify the surrounding property owners and objectors by hand 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 laid down in Section 80 of the abovementioned By-Law. All appeals should be lodged to the City Manager of Drakenstein Municipality, P.O Box 1, Paarl, 7622 or at customercare@drakenstein.gov.za

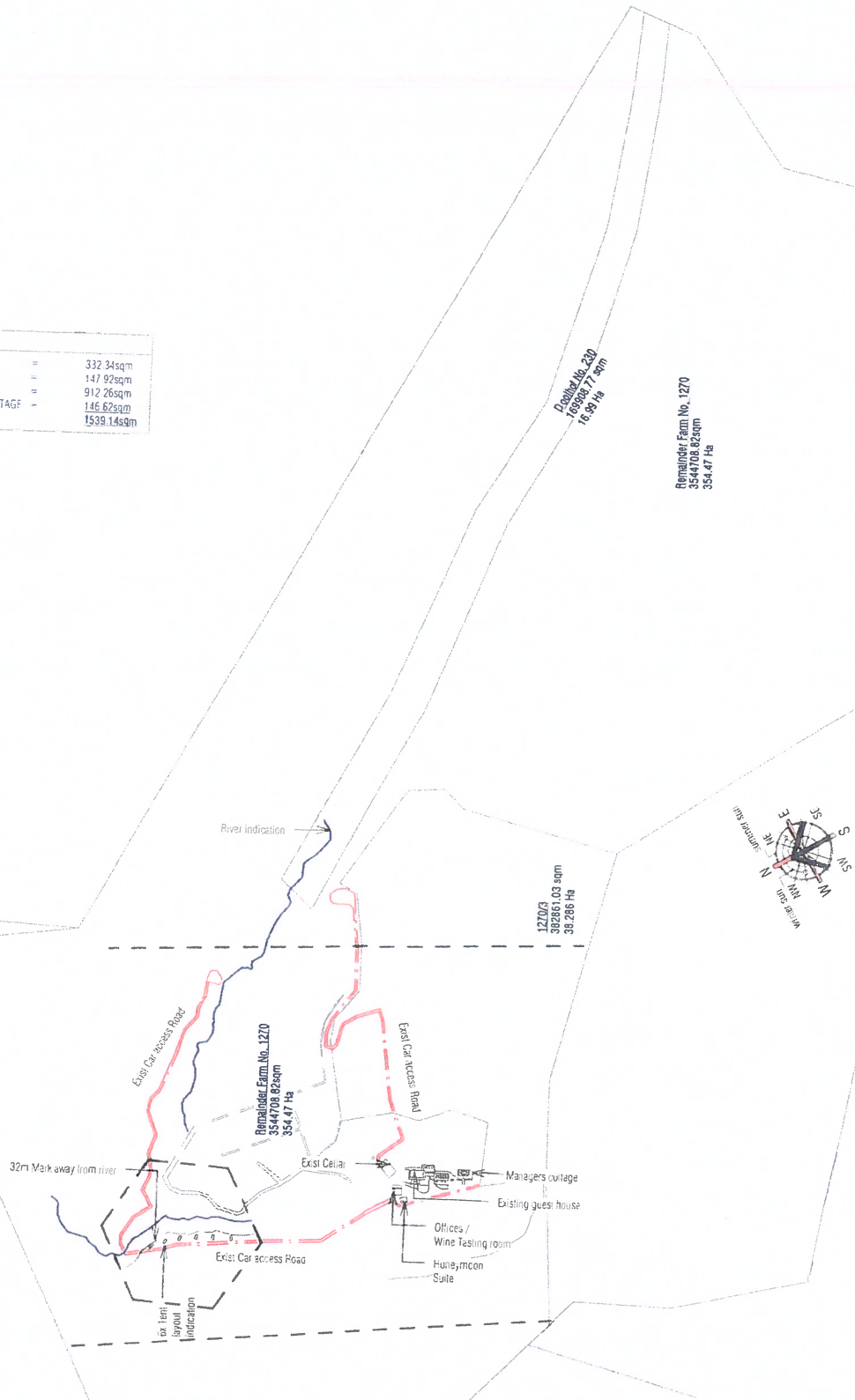
Yours faithfully



H. G. STRIJDOM (PR. PLN A/1058/1998)
MANAGER: LAND USE PLANNING AND SURVEYING

Please address all correspondence to the City Manager, P O Box 1, Main Street, Paarl, 7622, or Customer care, e-mail, customercare@drakenstein.gov.za, and Henk Strijdom, henks@drakenstein.gov.za

AREA SCHEDULE	
TENT HOUSE x 6	332.34sqm
TASTING ROOM	147.92sqm
GUEST HOUSE	912.26sqm
GUEST HOUSE COTTAGE	136.62sqm
	1539.14sqm



1 : 10000
SITE PLAN LAYOUT


DRAKENSTEIN

MUNICIPALITEIT • MUNICIPALITY • UMASIPALA

Paarl | Wellington | Gouda | Saron | Simondium

☎ +27 21 807 4500 📠 +27 21 872 8054
 🌐 www.drakenstein.gov.za
 ✉ records@drakenstein.gov.za
 📍 Civic Centre, Berg River Boulevard, Paarl 7646

Memo

To:	EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT (ATTENTION: C Cyster)
From:	SENIOR MANAGER: CIVIL ENGINEERING SERVICES
Enquiries:	L. PIENAAR
Collaborator number:	1414428
Reference number:	15/4/1 (F1270) P (2947)
Date:	15 November 2018
Subject:	APPLICATION FOR CONSENT USE: FARM 1270, PAARL DIVISION

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. Any new roads/streets and accesses will be the responsibility of the developer, including all internal and bulk connectors; and
 - 1.2. Access is onto a proclaimed road, the Provincial Road Engineer's approval is required.
2. **TRAFFIC**
 - 2.1. Any alterations to the existing road network will be the responsibility of the developer, including design, approval and construction of any additional traffic control and or traffic calming measures.

3. STORMWATER

- 3.1. Any new stormwater networks will be the responsibility of the developer, including all internal and bulk connectors;
- 3.2. Contaminated run-off (washing water, storm water, etc) must be disposed of in such a manner so as not to cause any pollution to surface, ground water or create a nuisance; and
- 3.3. Provision must be made for an effective rain water 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.

4. WATER

- 4.1 All potable water supplied to consumers on the farm shall comply with SANS 241 as amended. Proof of compliance test no older than 6 months must be available on request. All testing must be done by an accredited service provider;
- 4.2 The developer will be required to connect to future Drakenstein Municipal networks when it is provided;
- 4.3 Water saving devices shall be installed in toilets, bathrooms and basins;
- 4.4 Any existing system that is to remain shall be upgraded to minimum municipal standards;
- 4.5 A water demand management plan must be submitted to the Civil Engineering Department and must include and indicate the measures to be put in place to conserve and manage water; and
- 4.6 Any upsizing and/or upgrading required will be for the developer account.

5. WASTE WATER SERVICES

- 5.1 The developer will be responsible to connect to future municipal networks when it is provided;
- 5.2 No new septic tanks allowed, all old/existing septic tank and soakaway systems must comply with the Water Research Commissions Report TT 114/99. No conservancy tank will be allowed within 100m of the 1:50 year flood line;
- 5.3 The municipality cannot guarantee a tanker service at all times and the owner remains responsible for the servicing of the conservancy tank. Any private company used must be registered with the Municipality and must provide the owner of an invoice for services rendered. All invoices must be submitted on a monthly basis to the Waste Water Services section as proof of compliance;
- 5.4 The Operation and Management system must be discussed with and approved by Drakenstein Municipality Civil Engineering Services Department;
- 5.4 Any upsizing and/or upgrading required will be for the developer account; and
- 5.5 Any existing system that is to remain shall be upgraded to minimum municipal standards.

6. WASTE

- 6.1. All solid waste disposal shall comply with, the National Environmental Management Waste Act 59 of 2008. Proof of compliance must be available on request;
- 6.2. A waste recovery/recycling initiative has been implemented in Drakenstein and the development will have to be prepared to comply with any requirements as the project is rolled out;
- 6.3. The MUNICIPALITY undertakes, to remove household refuse in accordance with its by-laws and shall make its own arrangements with the occupants of farm, for the removal of such household refuse;
- 6.4. Waste collection shall be from an individual centralised waste collection site;
- 6.5. On refuse removal days, the residents will be responsible to ensure that their bins are placed at the collection point on the sidewalk to be served; and
- 6.6. Municipal refuse trucks will not enter the farm to collect wheelie bins on collection days.

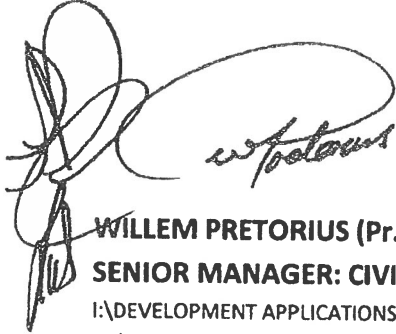
7 DEVELOPMENT CONTRIBUTION/BICL's

- 7.1 Based on the information provided, no Development Contributions are payable.

8 GENERAL

- 8.1 The developer is also responsible the funding of all connections to the bulk services and all internal works;
- 8.2 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;
- 8.3 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 8.4 A set of accurate as built drawings as per Drakenstein Municipality: Civil Engineering Department's Standards must be submitted at the practical completion inspection;
- 8.5 The above conditions are to be complied with in stages;
 - 8.5.1 Requirements associated with preparation of plans, drawings, permits, agreements and approvals. These shall be complied with prior to construction;
 - 8.5.2 Requirements associated with the completion of construction, development contributions, 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

- 8.6.2 Requirements associated with the completion of construction, development contributions, 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
- 8.6.1 Requirements associated with the long term operations. Proof of compliance must be available on request.



WILLEM PRETORIUS (Pr. Eng, PMP)
SENIOR MANAGER: CIVIL ENGINEERING SERVICES

I:\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2018\comments\Farm 1270, Paarl Division - Application for consent use.docx
LP/wf



DRAKENSTEIN
MUNISIPALITEIT • MUNICIPALITY • UMASIPALA
Paarl • Wellington • Gouda • Saron • Simondium

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

Memo


To: SPATIAL PLANNING
From: DEPARTMENT PLANNING & DEVELOPMENT
Enquiries: E Cyster (Ext: X4770)
Collaborator number: 1414428, FARM_1270_PAARL, 1316/2018
Reference number: 15/4/1 (1270) P
Date: 30 October 2018
Subject: APPLICATION FOR CONSENT USES: FARM 1270, PAARL DIVISION

Attached herewith please find the following with regard to the above-mentioned application:

- ❖ Locality Plan
- ❖ Site Plan
- ❖ Full application documentation

Your comments with regard to the above-mentioned application will be appreciated in order to enable the submission of the matter to Council for decision-making purposes.

Spatial planning is in support of this application subject to:
The applicant/owner must ensure that an appropriate color
for the tents/structures (including the roofs) will be used in order
for the structures to fit into the character of the area.

20-11-2018

 L. Schlechter

SECTION LAND USE PLANNING
DEPARTMENT: PLANNING AND DEVELOPMENT



ROAD NETWORK MANAGEMENT
Email: Grace.Swanepoel@westerncape.gov.za
tel: +27 21 483 4669
Rm 335, 9 Dorp Street, Cape Town, 8001
PO Box 2603, Cape Town, 8000

REFERENCE: 16/9/6/1-10/308 (Job 26565)

ENQUIRIES: Ms G D Swanepoel

DATE: 26 March 2019

The Municipal Manager
Drakenstein Municipality
PO Box 1
Main Street
PAARL
7622

Attention: Mr E Cyster

Dear Sir

FARM DOOLHOF 1270 PAARL: DIVISIONAL ROAD 1413 AND MINOR ROAD 5643: APPLICATION FOR CONSENT USE:

1. Your letter ref. 15/4/1 (F1270) P dated 8 November 2018 and attached application refer.
2. Farm 1270 Paarl, Doolhof, is located ± 6 km east of Wellington and is accessed via Divisional Road 1413, which becomes Minor Road 5643.
3. This application is for Consent Use to set up six permanent luxury tented accommodation units on the property, each accommodating two guests.
4. The additional traffic generated by this development will be minimal.
5. The title deed indicates that there is a servitude road over Farm 1263 in favour of Farm 1270; however, it appears that there is a section of gravel road between the end of Minor Road 5643 and the boundary of Farm 1263, which crosses Remainder Farm 238, over which it is uncertain whether a servitude right of way exists. The applicant is seeking to clarify this, however a backlog in the Deeds Office is evidently delaying obtaining clarification of the status of this section of the access road. It is possible that access may be guaranteed by prescriptive rights even if no servitude road is available.
6. This Branch offers no objection to the application for a Consent Use to erect six permanent luxury tents on a portion of Farm 1270 Paarl, subject to the following:

- 6.1 The applicant shall provide evidence to Drakenstein Municipality and this Branch of a servitude right of way over Farm 238 in favour of Farm 1270. If such servitude does not currently exist, the applicant shall provide proof that they have submitted an application to register such a servitude, with the consent of the owner of Farm 238, or to register an alternative servitude right of way over another property or properties in order to guarantee permanent legal access to the subject property.

Yours faithfully,



SW CARSTENS

For CHIEF DIRECTOR: ROAD NETWORK MANAGEMENT