



DRAKENSTEIN

MUNISIPALITEIT • MUNICIPALITY • UMASIPALA

Paarl | Wellington | Gouda | Saron | Simondium

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Reference: 15/4/1 (F1740)P
Date: 23 April 2021

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Civic Centre, Berg River Boulevard, Paarl 7646

EC/JM
15/4/1 (F1740) P

Mr. Willie Steyn
Land Use Planner
1 Flambeau Street North
PAARL
7646

williesteyn1960@gmail.com

Dear Sir

APPLICATION FOR CONSENT USE: FARM 1740 PAARL

I refer to your application dated April 2020, and have to inform you as follows:

- 1 Approval has been granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the following:
 - 1.1 Consent use on Farm No. 1740 Paarl Division, for the extension of the existing health spa by adding an indoor pool, change rooms (505m²) and an extended pump room and rasul at the existing building (15m²), as indicated on the attached site development plan, as indicated on the Site Development Plan drawn by TV3 Architects and Town Planners, Plan No. 3662-A-201, dated 2020-04-07(**Annexure B**);
2. The approval mentioned in Paragraphs 1 above is subject to the following conditions, laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
 - 2.1 Adherence to the conditions set by the Drakenstein Municipality: Civil Engineering Services Division, as set out in its memorandum dated 15 September 2020 (reference number 15/4/1 (F1740/0) P (1420)(**Annexure D**);
 - 2.2 The applicant takes note of the conditions set by the Western Cape Department of Transport and Public Works: Road Network Management, as set out in its letter dated 23 June 2020 (16/9/6/1-10/33 (Job 22172) (**Annexure H**);

3. The following conditions are applicable from a town planning point of view:
 - 3.1 This approval applies only to the consent use in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements;
 - 3.2 The proposal be restricted to the footprint of the existing structures and take place largely in accordance with the Site Development Plan attached hereto as **(Annexure B)**;
 - 3.3 The existing built structures comply with the relevant fire protection requirements of SANS 10400 – Part T: 2011;
 - 3.4 Outdoor signage or advertisement must be done in accordance with the Drakenstein Municipality: Outdoor Signage and Advertisement Bylaw and to the satisfaction of the Manager: Spatial Planning Section: Heritage Subsection;
 - 3.5 Energy-saving devices such as are contained in the Drakenstein Municipality's Green Building Manual be made use of as far as possible;
 - 3.6 The applicant must 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 No new buildings or boundary walls are to be erected or existing structures altered without the approval of building plans by Council;
 - 3.8 Any amendments to the application are subject to the relevant approval;
 - 3.9 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 in keeping with the general development trend of the area, and the proposal at hand will not detract from that character;
 - 4.2 The proposal is of such a nature that it is not expected to negatively impact on the existing and immediate surrounding agricultural land use activities;
 - 4.3 The application is not expected to negatively impact on the health, safety and wellbeing of the surrounding built environment;
 - 4.4 No objections were received during the public participation process;
 - 4.5 All relevant internal and external departments consented to the proposal; and
 - 4.6 The proposal is line with the Drakenstein Spatial Development Framework.

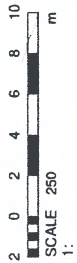
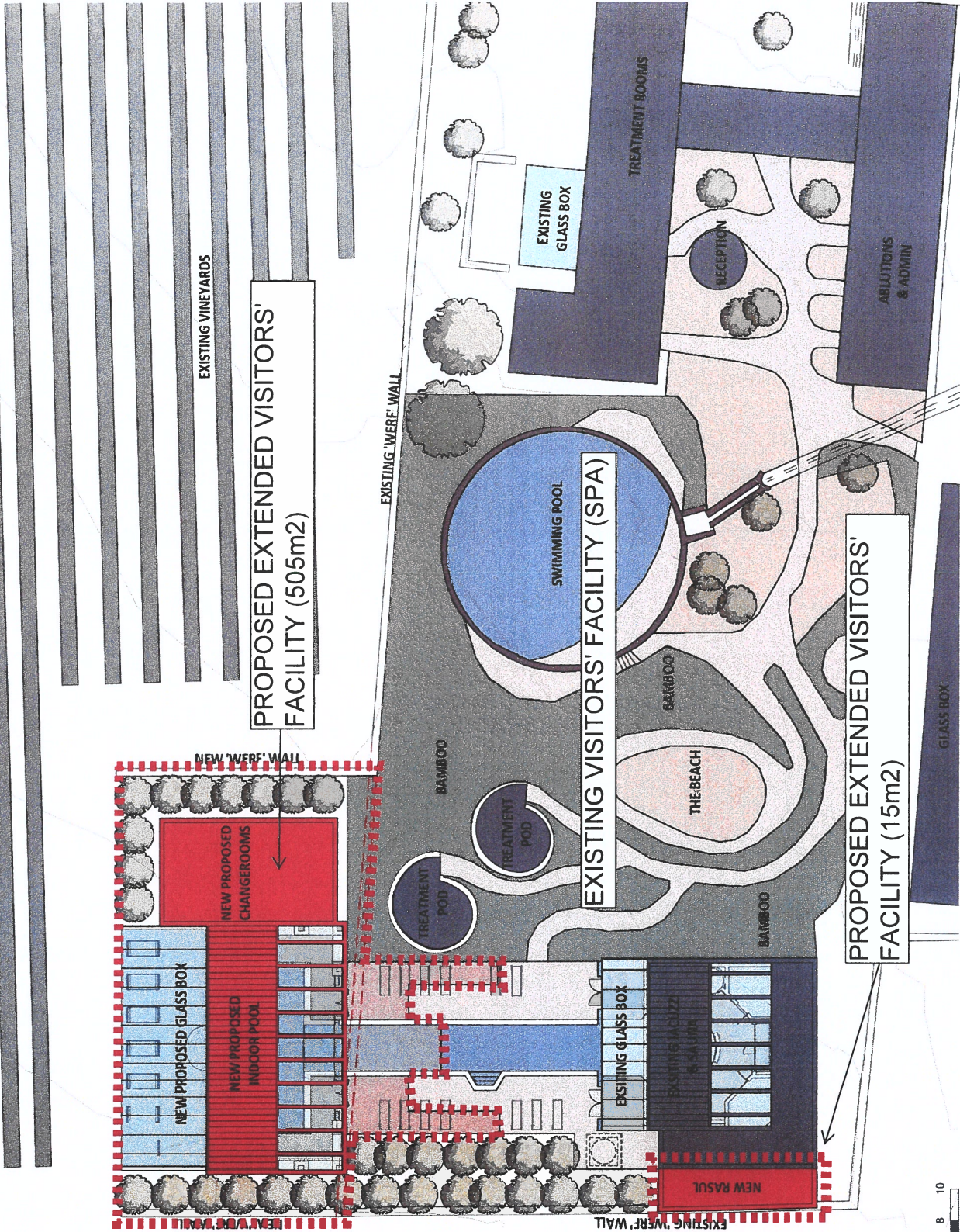
Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority in terms of Section 79(3) of the Drakenstein Bylaw on the Land Use Planning, 2018, by any person whose rights are affected by the decision, within 21 days from the date of registration of the letter. The approval is therefore suspended until further notice.

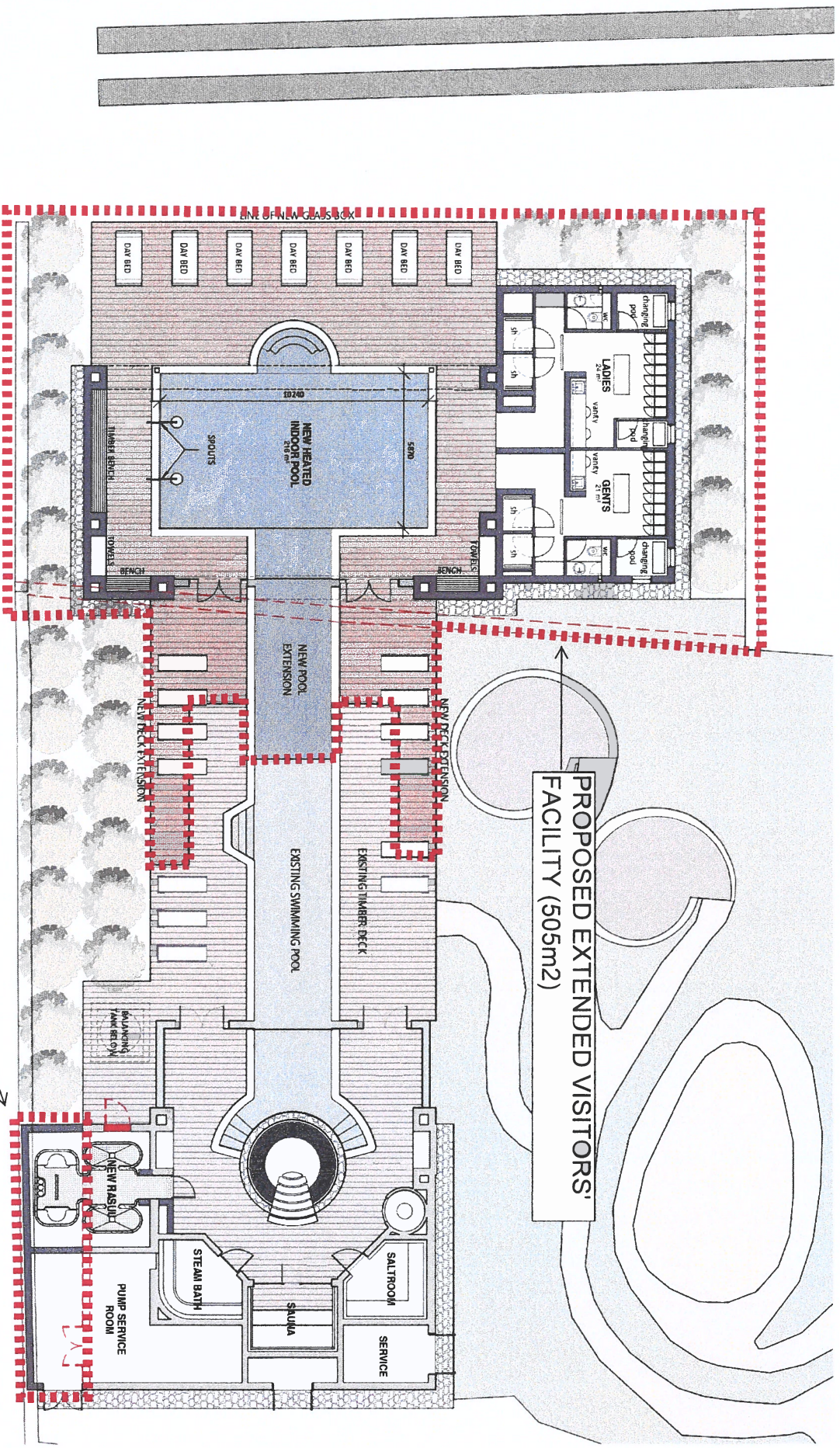
Yours faithfully

A handwritten signature in black ink, appearing to be 'HG Strijdom', written in a cursive style.

HG STRIJDOM

MANAGER: LAND USE PLANNING AND SURVEYING





PROPOSED EXTENDED VISITORS' FACILITY (505m²)

PROPOSED EXTENDED VISITORS' FACILITY (15m²)

NEW PROPOSED INDOOR POOL

BABYLONSTÖREN



GROUND FLOOR 1 : 150

2020-04-17 - REV F


DRAKENSTEIN

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Paarl Wellington Gouda Saron Simondium

29 SEP 2020 ✓

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Memo

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

From: MANAGER: INFRASTRUCTURE MANAGEMENT

Enquiries: L. PIENAAR

Collaborator number: 1648449

Reference number: 15/4/1 (F1740/0) P (1420)

Date: 15 September 2020

Subject: APPLICATION FOR CONSENT USE – FARM 1740/0 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. Any new roads/streets and accesses will be the responsibility of the developer, including all internal and bulk connectors; and
- 1.2. As 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. Pollution control measures to mitigate chemical and solid pollution must be provided at inlet and outlet structures as may be relevant;
- 3.3. No development is allowed within the 1:50 year flood line and any construction within the 1:100 year flood line must be 1m above the 1:100 year flood line; and
- 3.4. 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.

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; and
- 4.5 Any upsizing and/or upgrading required will be for the developer account

5. WASTEWATER 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 ***Access must be allowed to Drakenstein Municipal officials for the testing of effluent discharged from the biomass digester;***
- 5.4 ***Any on-site treatment works will require the necessary authorisations, prior to the approval of any construction/building plan and be completed prior to any occupancy certificate being issued;***
- 5.5 Any upsizing and/or upgrading required will be for the developer account; and
- 5.6 Any existing system that is to remain shall be upgraded to minimum municipal standards;

6. SOLID 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; and
- 6.3. *It is noted that in the application the applicant refers to the solid waste being dumped at the Koelenhof Landfill site on a weekly basis. Proof of compliance should be available on request.*

7 DEVELOPMENT CHARGES

- 7.1 Based on the information provided in the application, the applicant is liable to pay a Development Charge (DC). The value of the DC can be calculated when a detailed site development plan is provided.

8 GENERAL

- 8.1 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;
- 8.2 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 8.3 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;
- 8.4 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 8.5 The above conditions are to be complied with in stages;
 - 8.5.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
 - 8.5.2 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
 - 8.5.3 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/gm



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: 16/9/6/1-10/33 (Job 22172)

ENQUIRIES: Ms G D Swanepoel

DATE: 23 June 2020

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

Attention: Mr E Cyster

Dear Sir

FARM 1740, PAARL: MAIN ROAD 205: APPLICATION FOR CONSENT USE:

1. Letter ref. BK10 from Mr Willie Steyn to this Branch dated 5 May 2020 and attached application refers.
2. The subject property is located on the south side of Main Road 205, the Klappmuts-Simondium road, ±6 km south-east of Klappmuts, with access at ±km 5.89 on MR205.
3. The application is for the Consent Use for a visitors' facility, comprising an extension of the existing health spa.
4. This facility will be used mainly by resident guests at the Estate and is likely to generate minimal additional traffic. Furthermore, the existing right turn lane on Main Road 205 provides adequately for turning traffic.
5. As Controlling Authority In terms of Act 21 of 1940 and as required by the property's title deed, this Branch offers no objection to the Consent Use application for Farm 1740 Paarl as detailed above.

Yours faithfully



SW CARSTENS
For CHIEF DIRECTOR: ROAD NETWORK MANAGEMENT

ENDORSEMENTS

1. Drakenstein Municipality
Attention: Mr Earl Cyster (e-mail)
2. Willie Steyn Land Use Planner 9e-mail: williesteyn1960@gmail.com)
3. Mr SW Carstens (e-mail)
4. Mr H Thompson (e-mail)