



DRAKENSTEIN

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Date: 18 November 2020

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For Attention:

Wilhelm Esterhuizen

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APPLICATION FOR AMENDMENT OF APPROVAL CONDITIONS ON FARM NO. 811 PORTION 38, PAARL DIVISION (KUNNENBERG)

Your application dated 20 December 2019, refers.

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 An amendment of approval conditions on Farm No. 811 Portion 38, Paarl Division (Kunnenberg), in order to facilitate the development of a green school on Phase1 as indicated on the previous approved Site Development Plan, compiled by GASS Architecture Studios, Project No: 315-P, Sheet Number PL100 (**Annexure D in attached Annexure B, already in your possession**);
 - 1.2 The approval mentioned in Paragraph 1.1 above is subject to the following conditions, laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
 - 1.3 Adherence to the conditions set by the Drakenstein Municipality: Civil Engineering Services, as set out in its letter dated 01 September 2020 (reference 15/4/1 (F811/38) P (0572), (**Annexure D**))

- 1.4 The applicant should take note of the conditions set by the Western Cape Department of Transport and Public Works: Road Network Management Division, as set out in its letter dated 17 January 2020 (reference 16/9/6/1-10/322 (Job 26804), **(Annexure E)** to the departmental report;
2. Adherence to the following conditions from a town planning point of view:
 - 2.1 This approval applies only to the amendment of approval conditions in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements;
 - 2.2 The proposal be restricted to the footprint of the proposed structures and take place largely in accordance with the previous approved Site Development Plan **(Annexure D in attached Annexure B, already in your possession)**;
 - 2.3 That operating hours for the school shall be Monday – Friday’s, from 08:00am to 15:00pm;
 - 2.4 That any required electrical services extensions and/or upgrades, including all costs related thereto, will be for the account of the applicant;
 - 2.5 Energy-saving devices such as are contained in the Drakenstein Municipality’s Green Building Manual be made use of as far as possible;
 - 2.6 That 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;
 - 2.7 That the proposal complies with all health requirements;
 - 2.8 No new buildings or boundary walls are to be erected or existing structures altered without the approval of building plans by Council;
 - 2.9 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;
 - 2.10 Any amendments to the application are subject to the relevant approval;
3. That the following be regarded as the reasons for the decision:
 - 3.1 Previous approval has already been obtained to acquire the necessary land use rights, in order to permit the establishment of a green school;
 - 3.2 The proposal is merely to obtain consent, in order to facilitate the development of a green school on Phase1; and

3.3 Positive comments from the respective external and internal departments were received;

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 Municipal Land Planning, 2018, by any person whose rights are affected by the decision, within **21 days** from, the date of the registration of the letter.

Yours faithfully

A handwritten signature in black ink, appearing to read 'H.G. Strijdom', written in a cursive style.

H.G. STRIJDOM

MANAGER LAND USE PLANNING AND SURVEYING