



Enquiries: J Daniels
Contact number: 021 807 4581
Reference: 15/4/1 (11461) P
Date: 23 May 2025

JD/JA

A Roux Planning
Office B1,
La Concorde Building,
57 Main Road,
Paarl
7646

andre@arouxplanning.co.za

Sir

APPLICATION FOR A PERMANENT DEPARTURE AND CONSENT USE: ERF 11461, PAARL

Your above-mentioned application (Collaborator Reference 2209128) refers.

1. **Approval** has been granted in terms of Section 60(1)(a) of the Bylaw on Municipal Land Use Planning, 2018, for the following:
 - 1.1 **Permanent departure**, in order to allow relaxation of the off-street parking provision for 12 bays in lieu of 32, as indicated on the proposed site development plan drawn by A Roux Town Planning, Plan No. 24063-001, Rev A, dated 2024-10-09, (**Annexure B**);
 - 1.2 **Consent use** to permit a place of entertainment for an indoor children's play park, as indicated on the proposed site development plan drawn by A Roux Town Planning, Plan No. 24063-001, Rev A, dated 2024-10-09, (**Annexure B**);



2. The provisional approvals mentioned in Paragraphs 1.1 to 1.2 above be 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 laid down by the Drakenstein Municipality: Civil Engineering Services, in its memorandum 15/4/1/ (11461) P (0503) dated 09 April 2025, (**Annexure C**);
 - 2.2 Adherence to the conditions laid down by the Drakenstein Municipality: Electro-Technical Engineering Services Division, in its memorandum 8/2/5_11461 dated 19 January 2025, (**Annexure D**);
3. Adherence to the following conditions from a town planning point of view:
 - 3.1 The provisional 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 The development takes place largely in accordance with the proposed site development plan (**Annexure B**);
 - 3.3 An application for the installation of any photo-voltaic (PV) system be submitted to the Manager: Electro-Technical Engineering Services Division (Planning and Customer Services Section), prior to the building plan submission stage;
 - 3.4 Energy-saving devices such as are contained in the Drakenstein Municipality's Green Building Manual be made use of as far as possible;
 - 3.5 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;
 - 3.6 No new buildings or boundary walls are to be erected or existing structures altered without the approval of building plans by Council;

- 3.7 Any amendments to the application are subject to the relevant approval;
- 3.8 Should the applicant fail to comply with any of the above conditions, Council reserves the right to impose further conditions in future if deemed necessary or even revoke the approval;
- 4. The following be regarded as the reasons for the decision:
 - 4.1 The proposal is considered compatible with the surrounding land uses within the immediate area;
 - 4.2 The proposal will not be out of scale, nor character within the surrounding built environment;
 - 4.3 The property is located within the delineated urban edge, reducing sprawl as well as guiding and controlling developments within the prescribed urban area;
 - 4.4 The proposal is merely for the utilization of existing infrastructure to exercise a land use activity which is in-line with town planning principles and norms;
 - 4.5 The proposal is not expected to have a significant negative traffic impact due to the Civil Engineering Services Division accepting the proposed traffic impact assessment;
 - 4.6 The proposal is of such a nature that it is not expected to have a significant negative impact on the health, safety and wellbeing of the immediate, surrounding area and community.
 - 4.7 The proposal is regarded as a use that can co-exist with the industrial area;
 - 4.8 All internal departments support the proposal, subject to certain conditions; and
 - 4.9 The proposal is in-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 Municipal Land Use Planning, 2018, by any person whose rights are affected by the decision, within **21 days** of notification of decision.

This provisional 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, of their right of appeal – proof of notification **must** be provided.

Should there be any appeals against the decision, **the application title (heading)** must be used as reference. The appeal procedures are set out in Section 80 of the above-mentioned bylaw (attached).

Your attention is drawn to the fact that all correspondence must be directed to the City Manager and also sent via our official email address.

Yours faithfully



H. G. STRIJDOM
MANAGER: LAND DEVELOPMENT MANAGEMENT



TIME RESTRICTED DROP-AND-GO BAYS (ON-STREET PUBLIC PARKING)

P16

8.00

P17

8.00

P18

P19

KAPLAN STREET

Pedestrian
Walkway

1.23

CURB LINE

P7 P8 P9 P10 P11 P12 P13 P14 P15

4.00

Pedestrian
Access

Existing
Warehouse
(±800m²)

4.61

Staff
Parking

P4 P5 P6
P1 P2 P3

20.26

40.00

37.00

30.00

ANNEXURE B

11462

11460

REVISION HISTORY:

Rev A: Proposed site plan of Erf 11461, Paarl.
Rev B: Pending Amendments.

NOTES:

- All areas and distance are provision and are to be verified by cadastral survey.

TITLE:

PROPOSED SITE PLAN

SCALE: 1 : 200 (A3)



PROPERTY DESCRIPTION:

ERF 11461, PAARL

PROJECT DETAILS:

Project Name: D3 Ventures Paarl
Project No: 2406S-001
Client: D3 Ventures
Municipality: Dikwatseng Municipality
Administration: Paarl

PLAN DETAILS:

Plan No: 2406S-001
Revision: B
Date: 2025-02-20
Drawn By: RC
Checked By: AR

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Memo

To: EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE
(ATTENTION: C. VAN DER BANK)

From: EXECUTIVE DIRECTOR: ENGINEERING SERVICES

Enquiries: LH. SMITH

Collaborator number: 2209128

Reference number: 15/4/1 (11461) P (0503)

Date: 09 April 2025

Subject: APPLICATION FOR COUNCIL'S CONSENT (PLACE OF ENTERTAINMENT) & PERMANENT DEPARTURE (OFF-STREET PARKING), ERF 11461 PAARL.

These conditions will be subject to review by the Engineering Services Department upon receipt of Civil and/or building plans for approval. This may require all the studies carried out for the proposed development to be updated and revised accordingly, which shall include compliance with the latest legislation, amended legislation, latest or amended standards and revised master planning.

The aforementioned is based on the possibility of changes in the physical environment in respect of engineering infrastructure between date of issuing of conditions and actual building/construction being imminent, which may impact on available relevant infrastructure capacities as at time of initial issuing of conditions.

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 new roads/streets and accesses will be the responsibility of the developer, including all internal and bulk connectors;
- 1.2 Any alterations to the existing road network will be the responsibility of the developer which includes design, approval and construction of any additional traffic control and or traffic calming measures as detailed in the Traffic Impact Statement (TIS) Ref (UDS755/Reports/Parking/Rev01 dated 03 March 2025).

2 STORM WATER

- 2.1** *The development is located within the 1:50 year flood line and any construction within the 1:50 year and 1:100 year flood line must be 1m above the 1:100 year flood line. The Municipality shall be indemnified against any flood damage to the property;*
- 2.2** Any new storm water networks will be the responsibility of the developer, including all internal and bulk connectors;
- 2.3** 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** Water saving devices shall be installed in toilets, bathrooms and basins; and
- 3.2** Any existing system that is to remain shall be upgraded to minimum municipal standards.

4 WASTEWATER SERVICES

- 4.1** Any existing system that is to remain shall be upgraded to minimum municipal standards.

5 SOLID WASTE

- 5.1** *The Developer shall apply for extra bins when required;*
- 5.2** The Municipality undertakes to remove household refuse in accordance with its by-laws and shall make its own arrangements with the development, for the removal of such household refuse;
- 5.3** 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;
- 5.4** Such collection shall be from kerbside site for the development;

6 DEVELOPMENT CHARGES

- 6.1** Based on the information provided in the application, no Development Charge is payable by the developer; and
- 6.2** Note that the Development Charge calculated will only be applicable to the approved SDP provided in the application. If the developer wishes to increase the Gross Leasable Area of the development in future, resulting in an additional impact on engineering services, this department will investigate whether the developer is liable for the payment of Development Charges within the given legislative and policy frameworks.

7 GENERAL

- 7.1** The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 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 subdivided erf within the development 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.

GCM 

LH Smith

SENIOR MANAGER: INFRASTRUCTURE MANAGEMENT

I:\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2025\Comments\Erf 11461 Paarl - Application for Councils Consent (Place of Entertainment) & Permanent Departure (Off-Street Parking) (Additional Information).docx

LHS/bm

Memo

To:	Senior Manager: Land Development Management For attention: H Strijdom/C van der Bank/E Cyster
From:	Manager: Planning and Customer Services
Enquiries:	L Laing
Reference number:	8/2/5_11461
Date:	19 January 2025
Subject:	APPLICATION FOR CONSENT USE AND PERMANENT DEPARTURE, ERF 11461, PAARL

Time Limit on Conditions: These conditions will be limited to a period of one (1) year from the date as on the covering memo from this department. After this period a re-application must be submitted for approval by this department.

1. INFORMATION REQUIRED/OUTSTANDING

1.1. None.

2. THE FOLLOWING CONDITIONS WILL APPLY

- 2.1. Only one service cable connection per erf is allowed.
- 2.2. No trees or any type of structures may be erected under or near any new or existing electrical infrastructure.
- 2.3. All electrical equipment shall comply with Drakenstein Municipality standards and have twenty-four-hour access for maintenance purposes.
- 2.4. The developer will be responsible for all cost in the case where he or she request any infrastructure situated in the road reserve to be moved or relocated to new proposed positions.
- 2.5. The developer is required to include measures to improve energy efficiency for any additional load requirement to the existing electrical supply.
- 2.6. It may be requested to register service servitudes where existing and or new infrastructure will or have been installed.
- 2.7. A service level agreement between the municipality and the owner or developer of above-mentioned erf must be arrange at Electro-Technical Service Department (Planning and Design division - Chief Engineering Technician) for any additional load requirement.

3. GENERAL

- 3.1. NRS069 Network recovery cost will apply for any additional load requirement and will be calculated according to the following as indicated in approved tariffs: **R4 687.00 per kVA (V.A.T. included)**. The cost as mentioned above is valid until 30 June 2025 and will escalate thereafter for each upcoming financial year which is between 1 July and 30 June.
- 3.2. The developer will be responsible to carry all cost of the electrical installation.
- 3.3. All upgrade and service costs must be paid at the finance section in cash before any service connection may be rendered.
- 3.4. A private registered electrical installation electrician shall be used to do all installations and alterations according to SANS 10142, Occupational Health and Safety Act (Act 85 of 1993) and Drakenstein Municipal by-laws prior to the development.
- 3.5. A certificate of compliance and occupational certificate must be handed over to the Electro-Technical Services Department (Service section) on the day the service is rendered or as the case may be.
- 3.6. The Manager: Planning and Customer Services with reference to the services and conditions has no objection to this application.

Yours faithfully



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MANAGER: PLANNING AND CUSTOMER SERVICES

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