



DRAKENSTEIN

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Reference: 15/4/1 (13004) P
Date: 03 September 2024

C vdBank/HK
15/4/1 (13004) P

PJ LE Roux
PO Box 3457
PAARL
7646

pj@pjlroux.com

Dear Mr. Le Roux

APPLICATION FOR AMENDMENT OF CONDITIONS OF APPROVAL FOR ERF 13004 PAARL FOR THE ESTABLISHMENT OF A WELLNESS CENTRE WITHIN AN EXISTING BUILDING

Your land use application (Collaborator Reference 2100086), refer.

1. **Approval** has been granted from a local government perspective, in terms of Section 60(1)(a) of the Drakenstein Bylaw on the Municipal Land Use Planning, 2018, for the Amendment of the previous Conditions of Approval dated 22 June 2021 and 16 October 2023 on Erf 13004 Paarl, in order to operate a new wellness centre, in the basement of an existing building being used for visitor's facility purposes, as indicated on the Site Development Plan drawn by Malherbe Rust Architects, Drawing No, 1101 and 1102, Project Number 1145, Revision D, dated 22.04.2024 (**See Annexure C**);
2. The approval above shall be subject to the following conditions as set by Land Development Management:
 - 2.1 The development shall take place in accordance with the site development plan (**See Annexure C**);
 - 2.2 Visitors' facilities (existing and future facilities) and associated infrastructure shall only be located within the demarcated werf area as indicated on the Site Development Plan (**See Annexure C**).
 - 2.3 No further development including parking areas, shall be allowed to replace the primary land use (productive agricultural land) without the necessary approval for the extension of the werf boundary line.
 - 2.4 This approval applies only to the application at hand and shall not be construed as authority to depart from any legal prescriptions or requirements.

- 2.5 Any further development of Erf 13004 Paarl may be subject to the amendment of the approved Site Development Plan to determine the total impact on agricultural production and municipal engineering services.
 - 2.6 Only one electrical service cable connection per erf is allowed.
 - 2.7 No buildings or structures may be erected, or existing structures altered, without the approval of building plans by Council; and
 - 2.8 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.
3. The following be regarded as the reasons for the decision:
- 3.1 A transparent and fair process was followed in processing the application in accordance with the Land Use Planning Bylaw, 2018.
 - 3.2 The application is supported from a heritage perspective.
 - 3.3 The proposed new wellness center will be located within the basement of an existing building which is currently being used as a visitors facility.
 - 3.4 The proposal conforms to the Spatial Planning Principles, SDF, and policies for the area.

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.

The applicant shall be required to notify (**by email or per hand**) the **surrounding property owners** who were notified of the application during the initial public participation process and **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 (PR. PLN A/1058/1998)
MANAGER: LAND DEVELOPMENT MANAGEMENT

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, Henk Strijdom, henks@drakenstein.gov.za