



Enquiries: C. van der Bank  
Contact number: 021 807 4832  
Reference: 15/4/1 (2231) P  
Date: 03 September 2024

CB/JA  
15/4/1(2231) P

Iana Jordaen  
Frame  
277 Main Road  
Paarl  
7646

[iana.jordaen@framegroup.co.za](mailto:iana.jordaen@framegroup.co.za)

Madam

## APPLICATION FOR THE AMENDMENT OF CONDITIONS OF APPROVAL, DEPARTURES OF DEVELOPMENT PARAMETERS AND APPROVAL OF A PROPOSED SITE DEVELOPMENT PLAN FOR ERF 2231 PAARL

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 the following:
  - 1.1 **Amendment of the Conditions** of Approval dated, 3 September 1998 in order to develop Erf 2231 Paarl, for business purposes (<2000m<sup>2</sup>) in order to operate Offices, a Coffee Shop and Coffee Roastery, including a supporting kitchen and related infrastructure.
  - 1.2 **Permanent Departure** for the relaxation of the 4.5m common building line restriction for Erf 2231 Paarl, as follows:
    - 1.2.1 The new kitchen building on the northern common boundary with a minimum setback of ±1.501m;
    - 1.2.2 The new ablution block next to the new kitchen building along the northern common boundary with a reduced setback of ±2.131m;
    - 1.2.3 The proposed additions and alterations along the northern side of the existing shed with a minimum 0m setback on the northern common boundary;

2./...

- 1.2.4 The addition of a new roof extension and infill walls of existing shed located in the southeastern corner of the site with reduced setbacks as follows:
  - 1.2.4.1  $\pm 4.265\text{m}$  along the northeastern common boundary;
  - 1.2.4.2  $\pm 2.789\text{m}$  along the eastern common boundary; and
  - 1.2.4.3  $\pm 2.375\text{m}$  for new walls in the building along the southern common boundary with the church.
- 1.3 **Permanent Departure** from the restrictions for the provision of parking within 10m of the street boundary as per the “Neighbourhood Business Zone (NB)” development parameters for Erf 2231 Paarl.
- 1.4 **Approval of the Site Development Plan** for Erf 2231 Paarl as indicated on the Plan No 23003-SDP-007 Revision A (dated 28 February 2024 drawn by Stone Projects), (**Annexure C**).
- 1.5 **Permanent Departure** from the provision of on-site parking on Erf 2231 Paarl, from 16 parking bays to 10 parking bays subject to the following condition:
  - 1.5.1 The registration of a servitude for parking purposes for six (6) parking bays over Erf 2246 Paarl in favour of Erf 2231 Paarl.
- 1.6 **Approval within the Special Character Protected Overlay Zone of Paarl** for the development of Erf 2231 Paarl as per Drakenstein Zoning Scheme Bylaw, 2018.
2. The approvals mentioned in above paragraph 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 laid down by the Drakenstein Municipality: Civil Engineering Services Division in its memorandum 15/4/1 (2231) P (89) dated 20 February 2024, (**Annexure I**);
  - 2.2 Adherence to the conditions laid down by the Drakenstein Municipality: Electro Technical Services Division in its memorandum 8/2/5\_2231 dated 11 December 2023, (**Annexure J**).
  - 2.3 Adherence to the conditions laid down by Land Development Management:
    - 2.3.1 The development shall take place in accordance with the Site Development Plan (**Annexure C**);
  - 2.4 The Coffee Shop and Coffee Roastery shall operate only between 08h00 and 17h00, daily.

2.5 No buildings or structures may be erected, or existing structures altered, without the approval of building plans by Council and the following conditions must be adhered to prior to the approval of building plans:

2.5.1 The coffee roaster and its chimney must be included on the approved building plans for the site prior to the operation of the roaster.

2.5.2 Certification from an Air Quality Specialist to certify that appropriate air pollution mitigation measures have been provided, to ensure that the roaster does not create a public nuisance.

2.6 The registration of a servitude for parking purposes for six (6) parking bays over Erf 2246 Paarl in favour of Erf 2231 Paarl prior to issuing the *occupancy certificate*.

2.7 Should the applicant fail to comply with 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 was circulated to the relevant internal departments and no objections were received against the application. The proposed development has access to the required engineering services.

3.3 Heritage Western Cape (HWC) indicated that the findings and recommendations of the Heritage Impact Assessment had been endorsed. In a permit dated 20 May 2024, HWC approved the proposed change of use and alterations to Erf 2231 Paarl. All work to be done shall be strictly in accordance with mentioned approval.

3.4 The proposal conforms to the Spatial Planning Principles, SDF, and policies for the area.

3.5 The proposal is seen as compatible with the surrounding urban area and will result in the optimal utilization of existing established infrastructure and the locality of the property. The proposal can therefore be considered as a desirable development from a land development management point of view.

Your attention is drawn to the general right of appeal 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 of an authorized official, within 21 days of notification of the decision.

This approval is therefor suspended until further notice. Please also notify the surrounding property owners by hand within a radius of 200 meters from the application property, of their general right of appeal – proof of notification must be provided to this department. Note that the 21-day appeal period will commence the day after all the property owners have been notified. The appeal procedures are set out 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](mailto:customercare@drakenstein.gov.za).

Yours faithfully



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**H. G. STRIJDOM**  
**MANAGER: LAND DEVELOPMENT MANAGEMENT**

## ANNEXURE C



WILLS.  
THE REASONS FOR THIS CHOICE ARE CERTAINLY AND REMOTE:  
THE PROPERTY OF THE DECEDENT  
ALL WORK TO BE DONE BY THE SURVIVOR IN ACCORDANCE  
WITH ANCESTRAL REGULATIONS AND SUCH OTHER  
PRACTICE OBSERVED TO BE FOLLOWS IN PREFERENCE TO  
LOCAL CUSTOMS  
ALL EVIDENTLY DECEDENT, LEAVES A CONNECTION TO BE  
OCCUPYED IN SOME DIFFERENT CIRCUMSTANCES OF VALUE  
ALL EVIDENCES ARE TO BE OBTAINED BY THE SURVIVOR  
OF DECEDENT THE SURVIVOR AND TO BE REFERRED TO THE  
COURT

## DEVELOPMENT RULES:

DATE	TIME	LOCATION	ATTENDANCE	TOPICS	REMARKS
2023-03-15	10:00 AM	Room 101	15	Introduction to the course and syllabus.	Students were introduced to the course and the syllabus.
2023-03-22	10:00 AM	Room 101	15	Basics of Chemistry and the periodic table.	Students learned the basics of chemistry and the periodic table.
2023-03-29	10:00 AM	Room 101	15	Atomic structure and bonding.	Students learned about atomic structure and bonding.
2023-04-05	10:00 AM	Room 101	15	Chemical reactions and stoichiometry.	Students learned about chemical reactions and stoichiometry.
2023-04-12	10:00 AM	Room 101	15	Acids and bases.	Students learned about acids and bases.
2023-04-19	10:00 AM	Room 101	15	Redox reactions.	Students learned about redox reactions.
2023-04-26	10:00 AM	Room 101	15	Organic chemistry: Alkanes.	Students learned about organic chemistry: Alkanes.
2023-05-03	10:00 AM	Room 101	15	Organic chemistry: Alkenes.	Students learned about organic chemistry: Alkenes.
2023-05-10	10:00 AM	Room 101	15	Organic chemistry: Alkynes.	Students learned about organic chemistry: Alkynes.
2023-05-17	10:00 AM	Room 101	15	Organic chemistry: Alcohols.	Students learned about organic chemistry: Alcohols.
2023-05-24	10:00 AM	Room 101	15	Organic chemistry: Aldehydes and ketones.	Students learned about organic chemistry: Aldehydes and ketones.
2023-05-31	10:00 AM	Room 101	15	Organic chemistry: Carboxylic acids.	Students learned about organic chemistry: Carboxylic acids.
2023-06-07	10:00 AM	Room 101	15	Organic chemistry: Esters.	Students learned about organic chemistry: Esters.
2023-06-14	10:00 AM	Room 101	15	Organic chemistry: Amines.	Students learned about organic chemistry: Amines.
2023-06-21	10:00 AM	Room 101	15	Organic chemistry: Nitriles.	Students learned about organic chemistry: Nitriles.
2023-06-28	10:00 AM	Room 101	15	Organic chemistry: Polymers.	Students learned about organic chemistry: Polymers.
2023-07-05	10:00 AM	Room 101	15	Final exam.	Students took the final exam.

**STONE  
PROJECTS**

Old Tannery, Weington | P1 On 24,45023 | +278 3125667

PROPOSED PARKING LAYOUT FOR  
FOR BAE GOETERS PTY LTD  
MAIN ROAD, ERF 2231 & RE 2246  
PAARL

**AMENDED SITE DEVELOPMENT PLAN**[illegible]

23003-SDP-007



## ANNEXURE I



**DRAKENSTEIN**

MUNISIPALITEIT • MUNICIPALITY • UMASIPALA

Paarl | Wellington | Gouda | Saron | Simondium

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Civic Centre, Berg River Boulevard, Paarl 7646

# Memo

**To:** EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE DEPARTMENT  
(ATTENTION: J MEYER)

**From:** ACTING MANAGER: INFRASTRUCTURE DEVELOPMENT

**Enquiries:** LH SMITH

**Collaborator number:**

**Reference number:** 15/4/1 (2231) P (89)

**Date:** 20 February 2024

**Subject:** APPLICATION FOR AMENDMENT OF CONDITIONS, DEPARTURE AND  
APPROVAL OF SITE DEVELOPMENT PLAN: ERF 2231, 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;

#### 2 STORM WATER

- 2.1 Any new storm water networks will be the responsibility of the developer, including all internal and bulk connectors;
- 2.2 Pollution control measures to mitigate chemical and solid pollution must be provided at inlet and outlet structures as may be relevant;

- 2.3 Only pre-development run-off of a 1:2 year storm event will be accepted into the existing system. Provision must be made to accommodate the detention of run-off for a 1:50 year storm event; and
- 2.4 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 0.02m<sup>3</sup>/m<sup>2</sup> roof area.

### **3 WATER**

- 3.1 Water meter to be moved 1m inside erf boundary;
- 3.2 Water saving devices shall be installed in toilets, bathrooms and basins; and
- 3.3 Any existing system that is to remain shall be upgraded to minimum municipal standards.

### **4 WASTEWATER SERVICES**

- 4.1 A 1200 litre fat trap must be fitted to the satisfaction of the Manager: Water and Wastewater services department; and
- 4.2 Any existing system that is to remain shall be upgraded to minimum municipal standards.

### **5 SOLID WASTE**

- 5.1 The Municipality undertakes to remove refuse in accordance with its by-laws and shall make its own arrangements with the development, for the removal of such refuse; and
- 5.2 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 DEVELOPMENT CHARGES**

- 6.1 Based on the information provided in the application, Development Charges are payable by the developer. Development Charges will be calculated when a more detailed SDP is submitted; 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 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;
- 7.2 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 7.3 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;
- 7.4 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.5 The above conditions are to be complied with in stages.
  - 7.5.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
  - 7.5.2 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
  - 7.5.3 Proof of compliance for the requirements associated with long term operations must be available on request.



**LH SMITH**

**ACTING MANAGER: INFRASTRUCTURE DEVELOPMENT**

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LHS/bm





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Civic Centre, Berg River Boulevard, Paarl 7646

# 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\_2231  
**Date:** 11 December 2023  
**Subject:** APPLICATION FOR AMENDMENT OF CONDITIONS, DEPARTURES OF DEVELOPMENT PARAMETERS AND SITE DEVELOPMENT PLAN, ERF 2231, 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. 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) in the case where a request for the change and or upgrade of the existing supply is required.

### 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 317.00 per KVA (V.A.T. included)**. The cost as mentioned above is valid until 30 June 2024 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



**L. LAING**  
**MANAGER: PLANNING AND CUSTOMER SERVICES**  
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