



Enquiries: C v/d Bank  
Contact Number: 021 8074832  
Reference: 15/4/1(F1274) P  
Date: 22 January 2026

CB/JA  
15/4/1(F1274) P

Marike Bolz  
Arch Town Planners  
Bakkerhuis  
152 Dorpstraat  
Stellenbosch  
7600

[marike@archtownplanners.co.za](mailto:marike@archtownplanners.co.za)

Dear Madam,

**APPLICATION FOR CONSENT USE FOR VISITORS' FACILITIES, VISITORS' ACCOMMODATION AND A FUNCTION VENUE: REMAINDER OF FARM 1274 PAARL DIVISION (SIGNAL HILL)**

Your above-mentioned application (Collaborator Reference 2231795) 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 **Consent Use** as indicated on the Site Development Plan drawn by Phillip Fouche, Project Number PA1274 Revision 01 dated 27 February 2025 attached as **(Annexure B)** for the following:
    - 1.1.1. Visitors' Facility for a Function Venue (Wedding Chapel) (measuring  $\pm 305\text{m}^2$  in extent).
    - 1.1.2. Visitors' Facility for Function Venue (measuring  $\pm 750\text{m}^2$  in extent) within a converted existing building.
    - 1.1.3. Visitors' Facility for Visitors' Accommodation within four (4) converted existing employee dwellings for the provision of fourteen (14) bedrooms (which will result in a maximum of twenty-eight (28) guests).
2. **Permission** has been granted in terms of Section 224 of the Drakenstein Zoning Bylaw 2018, for the the construction of twelve (12) new horse stables (measuring  $\pm 404\text{m}^2$  in extent) within 200m of the Scenic Overlay Zone.

3. The approvals mentioned in above paragraphs shall be subject to the following conditions, laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
- 3.1 Adherence to the conditions set by the Drakenstein Municipality: Civil Engineering Services Division as set out in its memorandum 15/4/1 (F1274/0) P (1192) dated 29 July 2025 (**Annexure H**).
  - 3.2 Adherence to the conditions set by the Drakenstein Municipality: Electro Technical Services Division as set out in its memorandum dated 8/2/5\_1274 dated 6 July 2025, (**Annexure I**).
  - 3.3 The development shall take place in accordance with the site development plan attached (**Annexure B**). The non-agricultural land uses, including parking areas and open entertainment areas associated with Visitors Facilities, shall be limited to the area as specified on the Site Development Plan.
  - 3.4 No additional productive agricultural land may be used for parking or facilities and activities associated with Visitors Facilities, without consent from the Municipality.
  - 3.5 The Visitors Accommodation provided in the converted four (4) employee dwelling units shall not be used as “Additional dwellings” and shall only provide overnight accommodation for paying guests on a short-term basis (≤30 days).
  - 3.6 The remaining four (4) employee dwelling units shall be used solely for boda vide farm worker families.
  - 3.7 The following operational restrictions shall apply
    - 3.7.1 The maximum capacity of the Function Venue and Wedding Chapel, shall be limited to 120 guests.
    - 3.7.2 Functions shall be limited to Fridays, Saturdays and Sundays, only.
    - 3.7.3 Operational hours on Fridays and Saturdays from 10:00am to 12:00am (midnight) and Sundays from 10:am to 10:pm.
    - 3.7.4 Outdoor amplified music to cease on Fridays and Saturdays at 10pm. No amplified music allowed on Sundays.
    - 3.7.5 Indoor amplified music to cease on Fridays and Saturdays at 12am (midnight). Indoor amplified music to cease on Sundays at 10:00pm.
    - 3.7.6 Adherence to a Noise Management Plan (NMP) and noise mitigation measures including acoustic paneling for the function venue.
    - 3.7.7 This approval does not include or condone the use of the function venue or outside area for a “Place of Entertainment”.

- 3.8 No buildings or structures may be erected, or existing structures altered, without the approval of building plans by Council. Prior to the approval of building plans the owner shall comply with the following:
- 3.8.1 The owner shall provide proof that the secondary access from the Provincial Road to the employee dwellings have been permanently closed.
  - 3.8.2 The owner provide proof that a water services intermediary agreement has been reached with the Drakenstein Municipality.
  - 3.8.3 The owner shall submit proof of the installation of meters to measure the abstraction from any natural water source on the property.
  - 3.8.4 The property owner shall provide proof that the Development Charges as contained in Annexure H, has been paid.
  - 3.8.5 No buildings shall be allowed within the minimum distance of 8m from the existing 11 Kv overhead electrical line measured from the outer conductor horizontally.
  - 3.8.6 The property owners shall submit a landscaping plan and maintenance plan for evaluation at building plan stage. Locally indigenous plant species should be included as part of the landscaping.
  - 3.8.7 All landscaping plans and landscape maintenance plans must be implemented before the Occupation Certificate shall be issued.
  - 3.8.8 The owner must ensure that the building plans for the function venue complies with Regulation 6 of the Western Cape Noise Control Regulations, 2013. The venue must be sufficiently soundproofed such that noise from amplified sounds does not create a “disturbing noise” outside the property projection plane.
  - 3.8.9 The owner must submit a Noise Management Plan (NMP) to the satisfaction of the Municipality in terms of Regulation 4(3). This plan must detail:
    - 3.8.9.1 Maximum noise levels (dBA) allowed inside the venue;
    - 2.8.9.2 Cut-off times for amplified music;
    - 3.8.9.3 Placement and orientation of speakers (directed away from neighbors); and
    - 2.8.9.4 Management of guests in outdoor areas.
- 3.9 Only one electrical cable connection per farm is allowed.
- 3.10 In the event of a noise complaint which the Municipality deems valid, the Municipality reserves the right to instruct the owner, at their own cost, to appoint a registered professional acoustic

consultant to undertake a noise measurement in accordance with SANS 10103 and a noise impact assessment in accordance with SANS 10328. If non-compliance is found, the owner must implement mitigation measures as recommended by the consultant within a timeframe determined by the Municipality.

- 3.11 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 or instruct the owner to cease the activity by issuing a compliance notice in accordance with the Municipal Planning Bylaw.

4. The following reasons shall be regarded as motivation for the decision:

- 4.1 A transparent and fair process was followed in processing the application in accordance with the Land Use Planning Bylaw, 2018. One objection was received.
- 4.2 The motivated objection and the applicant's response were duly considered. The applicant has proposed adequate mitigation measures to address potential impacts, particularly in respect of noise, operating hours, and access, and has demonstrated willingness to comply with the Western Cape Noise Control Regulations, 2013.
- 4.3 The application is supported by the internal and external departments, and the relevant conditions were included in the recommendation for compliance by the applicant.
- 4.4 The proposal conforms to the Spatial Planning Principles, SDF, and policies for the area.
- 4.5 The primary zoning of the Remainder of Farm 1274 Paarl Division remains "Agriculture Zone". The non-agricultural land use shall be restricted to the open areas and existing buildings, as indicated on the Site Development Plan. Any deviation or extension of the Visitors Facilities, parking areas or open entertainment areas, shall be subject to a further land use application and public participation.
- 4.6 The Visitors Facilities shall be restricted to the conditions mentioned above in order to limit the noise and traffic congestion associated with the gathering of people on the surrounding properties. Where the additional land use exceeds the mentioned limitations or number of guests specified, the Municipality shall require further consent and public participation.
- 4.7 The site-specific circumstances, including the optimal use of existing infrastructure, enhancement of agricultural activities, economic and tourism benefits within an established tourism corridor, and alignment with sustainable development principles was considered and the application is supported from a town planning point of view.

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 from the date of registration of the letter.

This approval is therefore suspended until further notice. The applicant is required to notify (email or per hand) the surrounding property owners who were notified of the application during the public

participation process of their right of appeal – proof of notification must be provided. The appeal procedures are set out in Section 80 of the above-mentioned Bylaw (attached).

The approval letter be displayed on the notice boards of the municipal offices and libraries and be posted on the official municipal website.

Yours faithfully



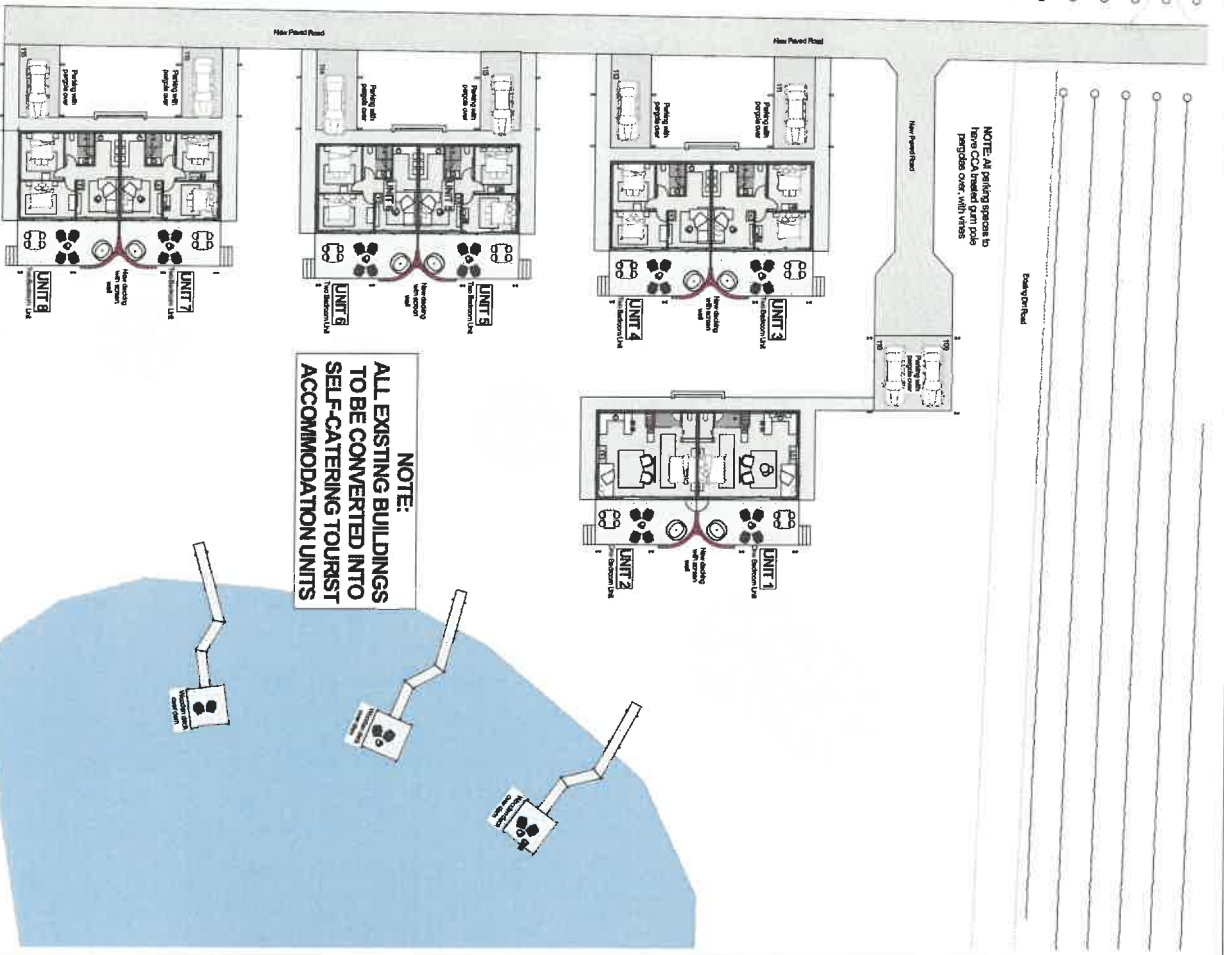
---

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









TOURIST ACCOMMODATION  
SCALE 1:200



NOTES

Copyright © 2024 by F-Architecture. All rights reserved. This document is the property of F-Architecture and is intended for the use of the client only. Any reproduction or distribution of this document without the written consent of F-Architecture is strictly prohibited. The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. The client is advised to consult with their own legal and financial advisors before making any decisions based on this information. The client acknowledges that they have read and understood the terms and conditions of this document and agree to hold F-Architecture harmless from any and all claims, damages, losses, and expenses, including reasonable attorneys' fees, that may be incurred by F-Architecture as a result of the client's use of this document. The client further agrees to indemnify and hold F-Architecture harmless from any and all claims, damages, losses, and expenses, including reasonable attorneys' fees, that may be incurred by F-Architecture as a result of the client's use of this document. The client's use of this document is subject to the terms and conditions of the license agreement between the client and F-Architecture.

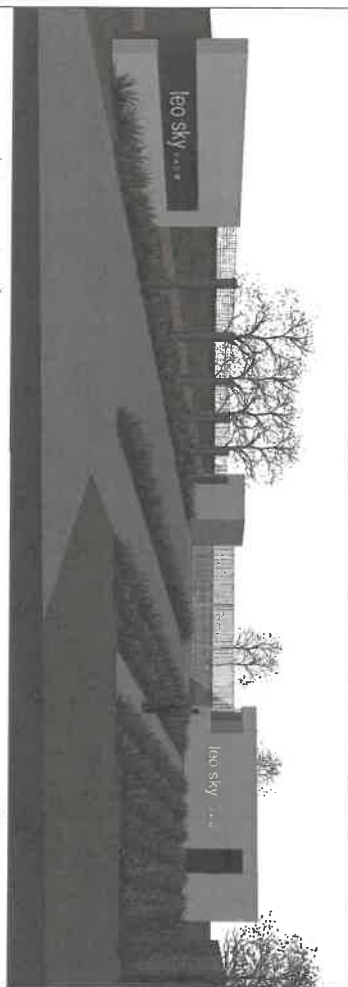
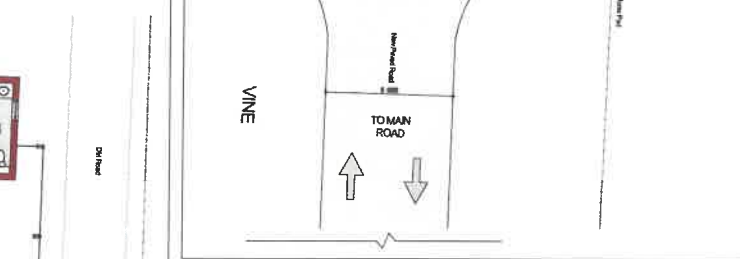
LAND USE		UNITED
Structural Design & Building		
Tourist Accommodation		
Unit 1 (200 sqm)		
Unit 2 (200 sqm)		
Unit 3 (200 sqm)		
Unit 4 (200 sqm)		
Unit 5 (200 sqm)		
Unit 6 (200 sqm)		
Unit 7 (200 sqm)		
Unit 8 (200 sqm)		
TOTAL FLOOR AREA		444 m <sup>2</sup>

Structural Engineer

F-Architecture  
Leo Sky (Pty) Ltd.  
on Signal Hill Farm X 1274  
Kloofburg - Simonstad Rd, Simonstad, WC

TOURIST ACCOMMODATION UNITS	
Unit 1	Unit 2
Unit 3	Unit 4
Unit 5	Unit 6
Unit 7	Unit 8
Unit 9	Unit 10
Unit 11	Unit 12
Unit 13	Unit 14
Unit 15	Unit 16
Unit 17	Unit 18
Unit 19	Unit 20
Unit 21	Unit 22
Unit 23	Unit 24
Unit 25	Unit 26
Unit 27	Unit 28
Unit 29	Unit 30
Unit 31	Unit 32
Unit 33	Unit 34
Unit 35	Unit 36
Unit 37	Unit 38
Unit 39	Unit 40
Unit 41	Unit 42
Unit 43	Unit 44
Unit 45	Unit 46
Unit 47	Unit 48
Unit 49	Unit 50
Unit 51	Unit 52
Unit 53	Unit 54
Unit 55	Unit 56
Unit 57	Unit 58
Unit 59	Unit 60
Unit 61	Unit 62
Unit 63	Unit 64
Unit 65	Unit 66
Unit 67	Unit 68
Unit 69	Unit 70
Unit 71	Unit 72
Unit 73	Unit 74
Unit 75	Unit 76
Unit 77	Unit 78
Unit 79	Unit 80
Unit 81	Unit 82
Unit 83	Unit 84
Unit 85	Unit 86
Unit 87	Unit 88
Unit 89	Unit 90
Unit 91	Unit 92
Unit 93	Unit 94
Unit 95	Unit 96
Unit 97	Unit 98
Unit 99	Unit 100





all new events and flights have to be submitted on file, prior to commencement of any event.

Any identification or certification has to be provided with the application. The following information is required:

- no previous or to be related.

all travel, it is to be submitted using a profile marked at 35mm/100mm.

All documents are indicated on plan file to be set out on a separate sheet of paper.

The application is to be submitted for a standard condition, if an individual condition is required, it is to be submitted with the relevant documents. The application is to be submitted with the relevant documents for each individual specification that may be required.

The application is to be submitted for a standard condition, if an individual condition is required, it is to be submitted with the relevant documents. The application is to be submitted with the relevant documents for each individual specification that may be required.

Quality of all materials and workmanship to comply with the relevant standards.

LAND USE	LI-CO-ND
Appurtenant Uses & Easements	
Visitors Accommodation	
Visitors Facility	

03 ENTRANCE GATE & SECURITY	
DESCRIPTION	FLOOR AREA
Entrance Gate and Security	10.7 m <sup>2</sup>
Security Office	11.3 m <sup>2</sup>
TOTAL FLOOR AREA	43.7 m <sup>2</sup>

**F**-Architecture

Proposed Project for  
**Leo Sky (Pty) Ltd**  
Eng. No. 26362/1845/01  
on Signal Hill Farm X 1274  
Klapmuts - Simonetdum Rd Simonetdum

Philip Foeckel  
P.O. Box 11368  
March 1991  
Property Owner  
of above mentioned

Revision No	Date	Description	Revised by
02	31/03/2015	Added address	me
01	20/01/2015	Interface with database revised	PJ

### ENTRANCE GATE & SECURITY

date	2025/09/17			
location	1-300 (on AI test system)			
designer	Phillip Fouché (march2121)			
drawn	Phillip Fouché (march2121)			
dwg no	Project no	Drawn	Sheet	Scale
	PA1274	FP	03	Z
				02



1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 26

LAND USE	ACREAGE
Agricultural Bldgs & Buildings	1.67
Wineries Accommodation	0.00
Wineries Facility	0.00
<b>TOTAL HORSE AREAS</b>	<b>1.67</b>

### Structured Engineering



Proposed Project for  
**Leo Sky (Pty) Ltd.**  
Appt. No. 2024/156451/27  
on Sigimbi Hill Farm X 1274  
Klapprust - Simondium Rd Simondium, WC

Philipp Föschel  
P.O. Box 21568, Waltham, MA 01901

Property Owner  
of above mentioned land

Revisión No.	Fecha	Revisión	Revisado por

## HORSE STABLES

2024/12/06

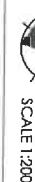
1:200 (on A1) 100%

designed

Phillip Fouché (architect)

Philip Fouché (France)

Project No.	Drawing	Sheet	Stage	Rev.



**Copyright** retained by S&P  
All measurements and findings have to be certified on file, after commencement of dry spell.  
Any measurement of dry spell must be accompanied by a certificate from independent observers has to be furnished with the pertinent measurement.  
No drawings are to be started.  
All wetdowns to be set up using a portable market at 10am C.T.  
All dimensions to be indicated on plan are to be set out on a level horizontal plane.  
All projections are applicable for standard conditions. If non-standard conditions are encountered, it must be reported to the project manager for technical specifications that may be necessary.  
The contractor is responsible for cover setting up all measuring equipment on the site, with particular reference to fire boundaries and building lines.

05 ANIMAL SHELTERS	
DESCRIPTION	FLOOR AREA
PAVING ST.	14.8 m <sup>2</sup>
PAVING ST.	14.8 m <sup>2</sup>
PAVING ST.	14.8 m <sup>2</sup>
PAVING ST.	14.8 m <sup>2</sup>
TOTAL FLOOR AREA	59.2 m <sup>2</sup>

05 ANIMAL SHELTERS	
DESCRIPTION	FLOOR AREA
PAVING ST.	14.8 m <sup>2</sup>
PAVING ST.	14.8 m <sup>2</sup>
PAVING ST.	14.8 m <sup>2</sup>
PAVING ST.	14.8 m <sup>2</sup>
TOTAL FLOOR AREA	59.2 m <sup>2</sup>

14 WATER PUMP ROOMS	
DESC. / CAPTION	FLOOR AREA
14-001 Water Pump Room	111.4 m <sup>2</sup>
14-002 Water Pump Room	111.4 m <sup>2</sup>
14-003 Water Pump Room	111.4 m <sup>2</sup>
14-004 Water Pump Room	111.4 m <sup>2</sup>
14-005 Water Pump Room	111.4 m <sup>2</sup>
14-006 Water Pump Room	111.4 m <sup>2</sup>
14-007 Water Pump Room	111.4 m <sup>2</sup>
14-008 Water Pump Room	111.4 m <sup>2</sup>
14-009 Water Pump Room	111.4 m <sup>2</sup>
14-010 Water Pump Room	111.4 m <sup>2</sup>
14-011 Water Pump Room	111.4 m <sup>2</sup>
14-012 Water Pump Room	111.4 m <sup>2</sup>
14-013 Water Pump Room	111.4 m <sup>2</sup>
14-014 Water Pump Room	111.4 m <sup>2</sup>
14-015 Water Pump Room	111.4 m <sup>2</sup>
14-016 Water Pump Room	111.4 m <sup>2</sup>
14-017 Water Pump Room	111.4 m <sup>2</sup>
14-018 Water Pump Room	111.4 m <sup>2</sup>
14-019 Water Pump Room	111.4 m <sup>2</sup>
14-020 Water Pump Room	111.4 m <sup>2</sup>
TOTAL FLOOR AREA	560.5 m <sup>2</sup>

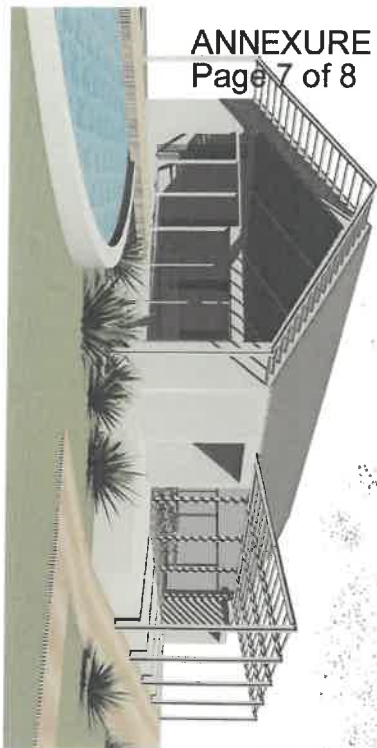
14 WATER PUMP ROOMS	
DESC. / CAPTION	FLOOR AREA
14-001 Water Pump Room	111.4 m <sup>2</sup>
14-002 Water Pump Room	111.4 m <sup>2</sup>
14-003 Water Pump Room	111.4 m <sup>2</sup>
14-004 Water Pump Room	111.4 m <sup>2</sup>
14-005 Water Pump Room	111.4 m <sup>2</sup>
14-006 Water Pump Room	111.4 m <sup>2</sup>
14-007 Water Pump Room	111.4 m <sup>2</sup>
14-008 Water Pump Room	111.4 m <sup>2</sup>
14-009 Water Pump Room	111.4 m <sup>2</sup>
14-010 Water Pump Room	111.4 m <sup>2</sup>
14-011 Water Pump Room	111.4 m <sup>2</sup>
14-012 Water Pump Room	111.4 m <sup>2</sup>
14-013 Water Pump Room	111.4 m <sup>2</sup>
14-014 Water Pump Room	111.4 m <sup>2</sup>
14-015 Water Pump Room	111.4 m <sup>2</sup>
14-016 Water Pump Room	111.4 m <sup>2</sup>
14-017 Water Pump Room	111.4 m <sup>2</sup>
14-018 Water Pump Room	111.4 m <sup>2</sup>
14-019 Water Pump Room	111.4 m <sup>2</sup>
14-020 Water Pump Room	111.4 m <sup>2</sup>
TOTAL FLOOR AREA	560.5 m <sup>2</sup>

**F**-Architecture

Philip Fuchs  
PT 8028 2155 McAlamyrdl WPA  
Property Owner  
at above mentioned street

[illegible]





FARM BOUNDARY LINE

3m Building Line  
5m Building Line



# NOTES

Copyright reserved © 2024  
All measurements and heights have to be confirmed on site, prior to commencement of any work.  
Any alterations or considerations have to be discussed with the architect immediately.  
The drawings are to be sealed.  
All work must be done according to the specifications of the drawings.  
All measurements are approximate, for general guidance only. It is the responsibility of the client to verify all measurements on site.  
The architect is not responsible for any errors or omissions in the drawings.  
The drawings are to be sealed.

LAND USE	LEGEND
01 CHAPEL	
02 DWELLING HOUSE	
03 OUTDOOR ENTERTAINMENT	
04 SWIMMING POOL	

01 CHAPEL	FLOOR AREA
CHURCH (FOR 200 MEMBERS)	300.0 m <sup>2</sup>
TOTAL FLOOR AREA	300.0 m <sup>2</sup>

02 DWELLING HOUSE ENTERTAINMENT	FLOOR AREA
ENTERTAINMENT (FOR 200 MEMBERS)	300.0 m <sup>2</sup>
TOTAL FLOOR AREA	300.0 m <sup>2</sup>

03 OUTDOOR ENTERTAINMENT	FLOOR AREA
ENTERTAINMENT (FOR 200 MEMBERS)	300.0 m <sup>2</sup>
TOTAL FLOOR AREA	300.0 m <sup>2</sup>

04 SWIMMING POOL	FLOOR AREA
SWIMMING POOL (FOR 200 MEMBERS)	300.0 m <sup>2</sup>
TOTAL FLOOR AREA	300.0 m <sup>2</sup>

Structural Engineer



Proposed Project for  
**Leo Sky (Pty) Ltd.**  
on Signal Hill Farm X 1274  
Kloof, Simonstown Rd, Simonstown, WC

Philipp Fouché  
Architect  
100% PROJECT  
100% PROJECT  
100% PROJECT

Revision No.	Date	Description	By
01	2025/02/27	Final Design	PF

Revision No.	Date	Description	By
01	2025/02/27	Final Design	PF

Revision No.	Date	Description	By
01	2025/02/27	Final Design	PF

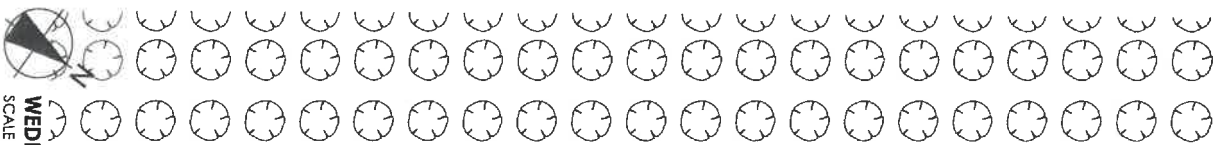
Revision No.	Date	Description	By
01	2025/02/27	Final Design	PF

Revision No.	Date	Description	By
01	2025/02/27	Final Design	PF

Revision No.	Date	Description	By
01	2025/02/27	Final Design	PF

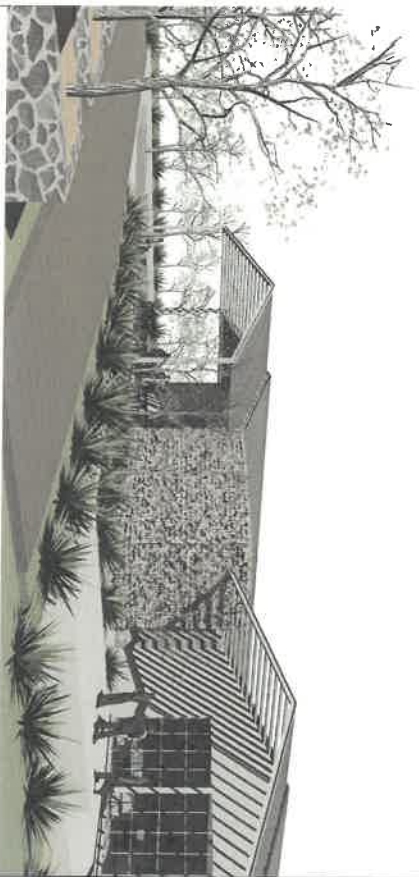


DWELLING HOUSE, OUTDOOR ENTERTAINMENT & CHAPEL  
SCALE 1:200



WEDDING VENUE & FARM MANAGER OFFICE

SCALE 1:200



NOTES

Copyright reserved by F-Architecture. Any reproduction or use of this drawing without the written permission of F-Architecture is prohibited. This drawing is for reference only and is not to be used for construction. The architect is not responsible for any errors or omissions in this drawing. The client is responsible for the accuracy of the information provided. The architect is not responsible for any errors or omissions in this drawing. The client is responsible for the accuracy of the information provided.

LAND USE	LEGEND
Agricultural Uses & Buildings	
Urban Development	
Water Bodies	
Other	

11 FARM MANAGER'S OFFICE	
DESCRIPTION	FLOOR AREA
Office	33.6 m <sup>2</sup>
Storage	33.6 m <sup>2</sup>
Restroom	33.6 m <sup>2</sup>
TOTAL FLOOR AREA	99.2 m <sup>2</sup>

12 WEDDING VENUE	
DESCRIPTION	FLOOR AREA
Open Plan Wedding Venue	504.3 m <sup>2</sup>
Venue Kitchen Area	113.3 m <sup>2</sup>
Storage Areas	83.9 m <sup>2</sup>

13 VENUE RECEPTION	
DESCRIPTION	FLOOR AREA
Open Plan Reception	63.3 m <sup>2</sup>
TOTAL FLOOR AREA	48.3 m <sup>2</sup>

13 VENUE RECEPTION	
DESCRIPTION	FLOOR AREA
Open Plan Reception	40.3 m <sup>2</sup>
TOTAL FLOOR AREA	40.3 m <sup>2</sup>

Structure Engineer



Proposed Project for  
**Leo Sky (Pty) Ltd.**  
on Sigesi Hill Farm X 1274  
Klerksburg, Simonswilldorp Rd, Simonswilldorp, WC

15 MUSEUM STREET, 2ND FLOOR, KLERKSBURG, 7501

Project Manager  
Leo Sky (Pty) Ltd.

Project Manager  
Leo Sky (Pty) Ltd.

Project Manager  
Leo Sky (Pty) Ltd.

Project Manager  
Leo Sky (Pty) Ltd.

Project Manager  
Leo Sky (Pty) Ltd.





# Memo

<b>To:</b>	EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE <b>(ATTENTION: C. VAN DER BANK)</b>
<b>From:</b>	EXECUTIVE DIRECTOR: ENGINEERING SERVICES
<b>Enquiries:</b>	LH SMITH
<b>Collaborator number:</b>	<b>2231795</b>
<b>Reference number:</b>	15/4/1 (F1274/0) P (1192)
<b>Date:</b>	29 July 2025
<b>Subject:</b>	<b>APPLICATION FOR CONSENT USE FOR VISITORS FACILITIES, VISITORS ACCOMMODATION AND A FUNCTION VENUE ON SIGNAL HILL: REMAINDER FARM 1274/0, PAARL</b>

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. *The conditions of approval from the Provincial Roads Engineer with reference (DOI/CFS/RN/LU/REZ/SUB – 10/596), dated 25 June 2025 must be adhered to; and*
- 1.3. 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 as detailed in the Traffic Impact Statement (TIS) by Innovative Transport Solutions (ITS) with reference ITS 4794 TIS Farm 1274, Paarl dated 04 March 2025.

## **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. 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;
- 2.3. Contaminated run-off (washing water, storm water, etc) must be disposed of in such a manner so as not to cause any pollution to surface, ground water or create a nuisance;
- 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  $0.02\text{m}^3/\text{m}^2$  roof area.

## **3. WATER**

- 3.2 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;
- 3.3 The developer will be required to connect to future Drakenstein Municipal networks when it is provided;
- 3.4 Water saving devices shall be installed in toilets, bathrooms and basins;
- 3.5 Any existing system that is to remain shall be upgraded to minimum municipal standards;
- 3.6 Any upsizing and/or upgrading required will be for the developer account;
- 3.7 ***Water services intermediary agreement to be entered into with Drakenstein Municipality;***
- 3.8 ***Farm owners are regarded as water services intermediaries and are responsible for the provision of at least basic water and sanitation services to people living on the farm; and***
- 3.9 ***Any abstraction from any natural water source on the property must be metered (type of meter to be confirmed by Department of Water and Sanitation).***

## **4. WASTEWATER SERVICES**

- 4.1 The developer will be responsible to connect to future municipal networks when it is provided;

- 4.2 The developer shall be responsible to adhere to all conditions in terms of the Drakenstein Municipality, Water Services By-law (2014);
- 4.3 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;
- 4.4 The municipality cannot guarantee a tanker service at all times and the owner remains responsible for the servicing of the conservancy tank. Any private company used must be registered with the Municipality and must provide the owner of an invoice for services rendered. All invoices must be submitted on a monthly basis to the Waste Water Services section as proof of compliance;
- 4.5 Any upsizing and/or upgrading required will be for the developer account; and
- 4.6 Any existing system that is to remain shall be upgraded to minimum municipal standards;

## **5. SOLID WASTE**

- 5.1. All solid waste disposal shall comply with, the National Environmental Management Waste Act 59 of 2008. Proof of compliance must be available on request;
- 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; and
- 5.3. The Developer shall indemnify the Municipality from any damages caused as a result in rendering the refuse removal service.

## **6 DEVELOPMENT CHARGES**

- 6.1 Based on the information provided in the application, the Development Charge payable by the developer is **R 748,795.00** (Excl. VAT). The levy is valid until 30 June 2026 where after a new calculation is required. The value has been calculated as follows:

- Water = R 0.00
- Sewer = R 0.00
- Roads = R 586,011.00
- Stormwater = R 104,416.00
- Solid Waste = R 58,368.00

## **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 The whole of the works shall fall under the control of a single project manager;
- 7.5 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.6 A set of accurate as built drawings as per Drakenstein Municipality: Civil Engineering Department's Standards must be submitted at the practical completion inspection;
- 7.7 The above conditions are to be complied with in stages;
  - 7.7.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
  - 7.7.2 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
  - 7.7.3 Proof of compliance for the requirements associated with long term operations must be available on request.

**LH Smith**

**SENIOR MANAGER: INFRASTRUCTURE MANAGEMENT**

I:\INFRASTRUCTURE MANAGEMENT\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2025\Comments\FARM 1274 portion O, Paarl - Consent Use Application for Visitors Facilities, Accommodation and Function Venue on Signal Hill.docx

LHS/bm

**DRAKENSTEIN MUNICIPALITY DEVELOPMENT CHARGES CALCULATOR**  
*Development Charges Summary*

## Home

Erf Number of Development: Physical Address: Municipal Area: Municipal Valuation of Property: Owner:	1274 ; Klapmuts - Simondium Rd Total Municipal Area R 17 500 000 Model Plaas (Pty) Ltd	1274 ; 7645
--	--	----------------

Land Use	Unit	Usage	Land Area developed with Land Use (m²)	CALCULATED EXISTING DEMAND						EXISTING DEVELOPMENT CHARGE PER SERVICE					
				Water (kL/day)	Sanitation (kL/day)	Stormwater (c.ha)	Solid Waste (tonnes/wk)	Roads (trips/plr hr)	Electricity (kVA)	Water	Sanitation	Stormwater	Solid Waste	Roads	Electricity
Agricultural small holdings	ha	28,6646	986045	48,00	30,93	7,73	3,09	19,33							

Land Use	Unit	Usage	Land Area developed with Land Use (m <sup>2</sup> )	CALCULATED NEW DEMAND						NEW DEVELOPMENT CHARGE PER SERVICE					
				Water (kl/day)	Sanitation (kl/day)	Stormwater (c/ha)	Solid Waste (tonnes/wk)	Roads (trips/pk hr)	Electricity (kVA)	Water	Sanitation	Stormwater	Solid Waste	Roads	Electricity
Agricultural small holdings	ha	38,501	37769	5225	30,80	2,65	3,408	10,15							
Accommodations	bedroom	11	446	2,80	1,46	0,24	0,09	15,40							
Office	100 m <sup>2</sup> of GLA	1014	101,4	1,11	0,80	0,02	0,11	6,03							
Office	100 m <sup>2</sup> of GLA	7,5	750	3,00	2,25	0,06	0,27	17,16							
Office	100 m <sup>2</sup> of GLA	0,477	47,7	0,19	0,14	0,00	0,02	2,10							
Small Business	ha	0,774	7740	0,00	0,00	0,48	0,00	0,00							



[illegible]

R	R	R	2 626 261	R	441 858	R	2 081 333
---	---	---	-----------	---	---------	---	-----------

	DEVELOPMENT CHARGE PER SERVICE	EXEMPTIONS PER SERVICE (%)	VALUE APPLICABLE EXEMPTIONS

[illegible]

R 748 7981

R 112 3191

Q 861 114

**Geraldo Manuel**

Equipment

\_\_\_\_\_

**29-Jul-25**

[illegible]

Agricultural small

Agricultural mail	Office	Office
Accommodation	Office	Office
Hotel/restaurant		

Agricultural mail	Office	Office
Accommodation	Office	
Hotel/restaurant		

Agricultural mail	Office	Office
Accommodation	Office	Office
Hotel/restaurant		

Date Payment Received:  
Receipt Number:

Description of  
proposed land use

#REF!	#REF!	Visitors Accommodation	Visitors Facilities (Chapel)	Gate House



# Memo

<b>To:</b>	Senior Manager: Land Development Management For attention: H Strijdom/C van der Bank/E Cyster
<b>From:</b>	Manager: Planning and Customer Services
<b>Enquiries:</b>	L Laing
<b>Reference number:</b>	8/2/5_1274
<b>Date:</b>	6 July 2025
<b>Subject:</b>	<b>APPLICATION FOR CONSENT USE, ERF 1274, PAARL</b>

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. Minimum distance from existing 11kV overhead line is 8m measured from the outer conductor horizontally.
- 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: **R5,443.06 per kVA (V.A.T. excluded)**. The cost as mentioned above is valid until 30 June 2026 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**

I:BEPLAN\_3\Sub\_Divisions\_Rezoning\202526\1274