DRAKENSTEIN
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Civic Centre, Berg River Boulevard, Paarl 7647

Enquiries: J Daniels
Contact number: 021-8074581
Reference: 15/4/1(F1514) P
Date: 15 October 2026

JD/JA

PJ Le Roux Town and Regional Planners
262 Main Street
PAARL
7646

Email: pj@pjleroux.co.za

Sir

APPLICATION FOR AMENDMENT OF APPROVAL CONDITIONS: REMAINDER FARM NO. 1514/0 PAARL DIVISION (DIEMERSKRAAL)

Your above-mentioned application (Collaborator Reference 2291107), 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 approval condition on Remainder Farm 1514/0 Paarl Division, in order to increase the existing 6 hangars with an additional 9, as indicated on the proposed Site Development Plan drawn by P-J le Roux Town & Regional Planners, Drawing No. 4, File No. S 5-118, dated July 2025 (**Annexure B**);

   1.2 **Amendment** of approval condition on Remainder Farm 1514/0 Paarl Division, in order to permit the operation of a flight school from inside the proposed hangar 6, as indicated on the proposed Site Development Plan drawn by P-J le Roux Town & Regional Planners, Drawing No. 4, File No. S 5-118, dated July 2025 (**Annexure B**);

   1.3 **Proposed** Site Development Plan that is hereby accepted and supported;

2. The 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 set by the Drakenstein Municipality: Civil Engineering Services Division as set out in its memorandum with reference 15/4/1 (F1514/0) P (3239) dated 01 October 2026 (**Annexure J**);

2.2 This approval applies only to the application in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements;

2.3 No new buildings or boundary walls be erected or existing structure altered without the approval of building plans by Council;

2.4 The development takes place largely in accordance with the Site Development Plan (**Annexure B**);

2.5 Any further amendments to the application be subject to the relevant approval; and

2.6 Should the applicant fail to comply with the any of the above-mentioned conditions, Council reserves the right to impose further conditions in future if deemed necessary or even revoke the approval;

3. The following be regarded as the reasons for the decision:

3.1 The proposal is merely to amend an existing approval condition to increase the existing six (6) hangars with an additional nine (9);

3.2 The proposal is merely to amend an existing approval condition to permit a flight school from within proposed hangar 6;

3.3 The proposal is for the amendment and replacement of a substitution site development plan to depict the new hanger layout inside the zoned area;

3.4 The proposal is not expected to detract from the character of the area, as the additional hangars will be confined within the Special Use Zone area;

3.5 The proposal is not expected to have a significant negative impact on the existing surrounding rural environment;

3.6 The proposal is not expected to negatively impact on the health, safety and well-being of the surrounding community;

3.7 The Memorandum of Agreement (MOA) incorporates and addressed the concerns raised through various mitigating factors together with proposed Standard Operating Procedures (SOP's) that would incorporate specific restrictions;

3.8 All relevant internal and external departments consented to the proposal subject to certain conditions; and

3.9 The proposal is in line wth the Drakenstein Spatial Development Framework (DSDF), as well as other forward planning policies and frameworks;

4. The applicant and Municipality take note of the following:

4.1 Memorandum of Agreement (MOA) and proposed Standard Operating Procedures (SOP's) be implemented and binding on all parties concerned; and

4.2 Proposed SOP's be submitted to Council for record keeping, prior to building plan submission stage.

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 initial public participation process and **the objectors**, including the following property owners i.e AW Eksteen Boerdery (PTY) Ltd (fin@xtnfamily.co.za or bennieeksteen@gmail.com), Eben Sadie of The Sadie Family Wines (PTY) Ltd (office@thesadiefamily.com) and Pieter & Lorraine Euvrard of the Orangerie Farm (lorraine@orangerie.co.za), of their right of appeal – proof of notification **must** be provided.

The Swartland Municipality be informed on the outcome of the decision (Alwyn.zaaiman@swartland.org.za and swartlandmun@swartland.org.za).

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
SENIOR MANAGER: LAND DEVELOPMENT PLANNING



Existing special zoned area (9,70ha) (airstrip and hangers)

Proposed new hangers (±400m² and ±1600m²)

Proposed hangar for flight school (±4000m²)

P-J le Roux
Stads- en Streekbeplanners
Town and Regional Planners
Hoofstraat 262 Main Road Paarl
(Ph) 021-8722499 (Cell) 078 031 7697
(email) pj@pjleroux.co.za

Project: **Application for Amendment of Approval: Rem Farm 1514 Paarl**

Description: **Site Development Plan**

DIEMERSKRAAL

Skaal	N.T.S.	Lêer nr.	S 5-118
Teken	PJLR	Datum	JULY 2025
Keur	PJLR	Tekening nr.	4

ANNEXURE B

ANNEXURE J

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Memo

To:	EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE DEPARTMENT **(ATTENTION: J. DANIELS)**
From:	EXECUTIVE DIRECTOR: ENGINEERING SERVICES
Enquiries:	LH SMITH
Collaborator number:	**2291107**
Reference number:	**15/4/1 (F1514/0) P (3239)**
Date:	01 October 2026
Subject:	**APPLICATION FOR AMENDMENT OF APPROVAL: FARM 1514/0 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. ***As access is off a proclaimed main road R45, approval from the Provincial Roads Engineer is required;***

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.

2. STORM WATER

2.1. 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;

2.2. 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;

2.3. 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 $0.02m^3/m^2$ roof area.

3. WATER

3.1 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;

3.2 The developer will be required to connect to future Drakenstein Municipal networks when it is provided;

3.3 Water saving devices shall be installed in toilets, bathrooms and basins;

3.4 Any existing system that is to remain shall be upgraded to minimum municipal standards;

3.5 ***Water services intermediary agreement to be entered into with Drakenstein Municipality;***

3.6 ***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***

3.7 ***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; and

4.5 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;

5.3. The Developer shall indemnify the Municipality from any damages caused as a result in rendering the refuse removal service; and

5.4. The developer shall submit an Integrated Solid Waste Management Plan for approval by the department before the completion of the civil/building works.

6 DEVELOPMENT CHARGES

6.1 Based on the information provided in the application, the Development Charge are payable by the developer. Development Charges will be calculated when a more detailed SDP is submitted.

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 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 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.

LH Smith

SENIOR MANAGER: INFRASTRUCTURE MANAGEMENT

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