



DRAKENSTEIN

MUNISIPALITEIT • MUNICIPALITY • UMASIPALA

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www.drakenstein.gov.za

records@drakenstein.gov.za

Civic Centre, Berg River Boulevard, Paarl 7646

Enquiries: J Meyer
Contact number: (021) 807-4836
Reference: 15/4/1 (F791/58) P
Date: 18 January 2019
Coll no: 1256099

HB/

John C Pheiffer
Architects
35 Lady Grey Street
PAARL
7646

Sir

APPLICATION FOR REZONING AND CONSENT USE: FARM 791/58 PAARL DIVISION (SANTÈ WINELANDS HOTEL AND SPA)

Your application in the above regard, refers.

1. Approval has been granted in terms of Section 60(1)(a) of the Drakenstein By-law on Municipal Land Use Planning, 2018 as follows:
 - 1.1 For the rezoning of the portion of Farm 791/58 Paarl Division on which the existing Santè Winelands Hotel and Spa are located, including the proposed additions comprising of 60 rooms, from Resort Zone I to Resort Zone II, as indicated on the Site Development Plan drawn by John C Pheiffer Architecture (DWG No. 1727-03) dated 19 April 2017 (**Annexure C**);
 - 1.2 For a consent use for a licensed hotel in respect of the existing hotel, together with the proposed extensions thereto, as indicated on the Site Development Plan drawn by John C Pheiffer Architecture (DWG No. 1727-03) dated 19 April 2017 (**Annexure C**); and
 - 1.3 For a consent use for tourist facilities, in respect of the existing spa (wellness centre), conference facility ($\pm 700\text{m}^2$) and restaurants.

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2. The approval granted in paragraph 1 above is subject to the following conditions laid down in terms of Section 66(1) of the Drakenstein By-law on Municipal Land Use Planning, 2018:
 - 2.1 Adherence to the conditions laid down by the Cape Winelands District Municipality (Health Department) in its letter 15/2/6/1 dated 03 July 2017 **(Annexure G)**;
 - 2.2 Adherence to the conditions laid down by Drakenstein Municipality: Civil Engineering Services Division in its memorandum 15/4/1 (F791/58) P (2693) dated 31 October 2018 **(Annexure H)**;
 - 2.3 The following conditions are applicable from a land use planning point of view:
 - 2.3.1 No new buildings or boundary walls are to be erected or existing structures altered without the approval of building plans by Council;
 - 2.3.2 This approval applies only to the rezoning and consent use in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements;
 - 2.3.3 Any required electrical services extensions and/or upgrades, will be for the responsibility and cost of the applicant, including any payable development charges;
 - 2.3.4 The development must take place largely in accordance with the Site Development Plan **(Annexure C)**;
 - 2.3.5 A copy of the approved sectional title diagrams must be submitted to Council for record purposes;
 - 2.3.6 The applicant must institute water conservation measures such as rainwater harvesting, greywater recycling and similar technical advancements such as low flow showerheads, dual flush toilets and water-wise gardens; and
 - 2.3.7 Should the applicant fail to comply with any of the above-mentioned conditions of approval, 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 The proposed rezoning will facilitate the extension of an existing tourist facility;
- 3.2 The proposed consent uses merely serve as means to accommodate the land uses already approved under the Resort Zone I zone, in the new Resort Zone II zoning;
- 3.3 The Santè Winelands Estate was originally developed as a tourist attraction. The proposal at hand seeks to build on this;
- 3.4 The proposal is considered to be an investment into the tourism industry of Drakenstein;
- 3.5 A traffic impact assessment confirmed that the proposed development can be accommodated, from a traffic generation point of view;
- 3.6 All relevant internal and external departments consented to the application; and
- 3.7 The proposal is considered to be consistent 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 Land Use Planning, 2018, by any person whose rights are effected by the decision, within **21 days** from the date of registration of the letter. This approval is therefore suspended until further notice.

Yours faithfully



S JOHAAR

EXECUTIVE DIRECTOR: CORPORATE SERVICES



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Civic Centre, Berg River Boulevard, Paarl 7646

Enquiries: J Meyer
Contact number: (021) 807-4836
Reference: 15/4/1 (F791/58) P
Date: 25 June 2020
Coll no: 1216298

HB/

John C Pheiffer
Architects
35 Lady Grey Street
PAARL
7646

Sir

APPEAL: APPLICATION FOR REZONING AND CONSENT USE: FARM 791/58 PAARL DIVISION (SANTÉ WINELANDS HOTEL AND SPA)

I refer to my even-numbered letter dated 18 January 2019 and have to inform you that Council's Land Use Appeal Authority on 23 June 2020, **dismissed** the appeals lodged by N & W T Hanekom and T du Toit and the proposed development of 60 additional rooms be changed to 40 rooms, therefore -

1. **Final** approval has now been granted in terms of Section 60(1)(a) of the Drakenstein By-law on Municipal Land Use Planning, 2018, for rezoning of Farm 791/58 Paarl Division from Resort Zone I to Resort II, together with various consent uses, in order to accommodate the existing tourist facilities on the property, as well as to accommodate the development of 40 additional rooms, subject to submission of an amended Site Development Plan, by the applicant;
2. The approval granted in paragraph 1 above is subject to the following conditions laid down in terms of Section 66(1) of the Drakenstein By-law on Municipal Land Use Planning, 2018:
 - 2.1 Adherence to the conditions laid down by the Cape Winelands District Municipality (Health Department) in its letter 15/2/6/1 dated 03 July 2017 (**Annexure G already in your possession**);

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- 2.2 Adherence to the conditions laid down by Drakenstein Municipality: Civil Engineering Services Division in its memorandum 15/4/1 (F791/58) P (2693) dated 31 October 2018 (**Annexure H already in your possession**);
- 2.3 The following conditions are applicable from a land use planning point of view:
- 2.3.1 No new buildings or boundary walls are to be erected or existing structures altered without the approval of building plans by Council;
 - 2.3.2 This approval applies only to the rezoning and consent use in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements;
 - 2.3.3 Any required electrical services extensions and/or upgrades, will be for the responsibility and cost of the applicant, including any payable development charges;
 - 2.3.4 The development must take place largely in accordance with the amended Site Development Plan;
 - 2.3.5 A copy of the approved sectional title diagrams must be submitted to Council for record purposes;
 - 2.3.6 The applicant must institute water conservation measures such as rainwater harvesting, greywater recycling and similar technical advancements such as low flow showerheads, dual flush toilets and water-wise gardens;
 - 2.3.7 Should the applicant fail to comply with any of the above-mentioned conditions of approval, Council reserves the right to impose further conditions in future if deemed necessary;
 - 2.3.8 A detailed landscaping plan for the proposed development, compiled by a registered landscape architect, must be submitted for approval by the Manager: Land Use Planning and Surveyor, prior to the submission of building plans. Such plans must indicate, inter alia, the extent, location and design of the following:
 - (a) Existing vegetation/trees to be retained or removed, indicating the types of vegetation and trees;
 - (b) All new proposed vegetation, including types (species) and planting specifications;

MINUTES OF THE MEETING OF THE TRUSTEES OF SANTE WINELANDS BODY CORPORATE
("SWBC") HELD ON 1ST JUNE 2019

IT WAS RESOLVED THAT :

Mr. Jadrick Coetzee may sign the following on behalf of the Trustees of SWBC :

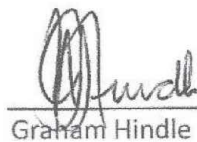
1. The Sante Winelands Spa (Pty) Ltd Sight Development Plan (SDP) application documents approving the SDP application on Portion 58 of Farm Simonsvlei 791.
2. The Plan for the leanto/shaded cloth/tent structure to be erected on the side of the Sante Wellness Retreat Conference Centre
3. The Building Application plans for Villa Drakenstein (Portion 52 of Farm Simonsvlei 791) to add additional bathrooms to existing Villa owned by Sante Winelands Spa (previously Dantolite (Pty) Ltd).

All of the above Building Plans have been approved by the trustees of SWBC.

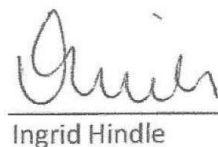
Confirmed by Trustees



Jadrick Coetzee



Graham Hindle



Ingrid Hindle

DATED : 1ST JUNE 2019