

Annexure 37

Existing Airport
(Fisantekraal) Site
Plan and conditions
of approval

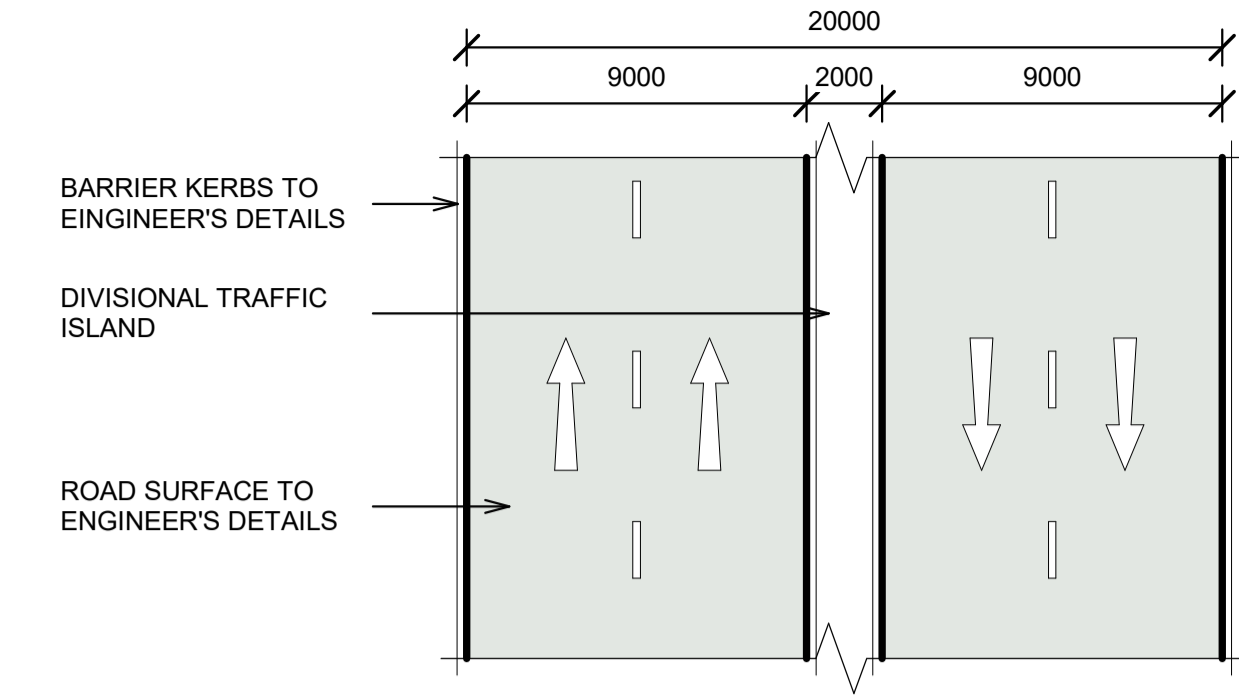
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DRAINAGE NOTES
DRAINAGE TO EXISTING SEPTIC TANKS LOCATED AS INDICATED ON THE DRAWING.

WATER SUPPLY
WATER FEED FROM EXISTING BOREHOLE

ELECTRICAL SUPPLY
EXISTING 100kVA ELECTRICAL SUPPLY FROM ESKOM FROM THE OVERHEAD POWERLINES. RETICULATED TO INTERNAL TRANSFORMER, COUNCIL METERING POINT AND CONSUMER DISTRIBUTION BOARD



TYPICAL 20m ROAD RESERVE DETAIL
1 : 200

U/G SERVICES LEGEND

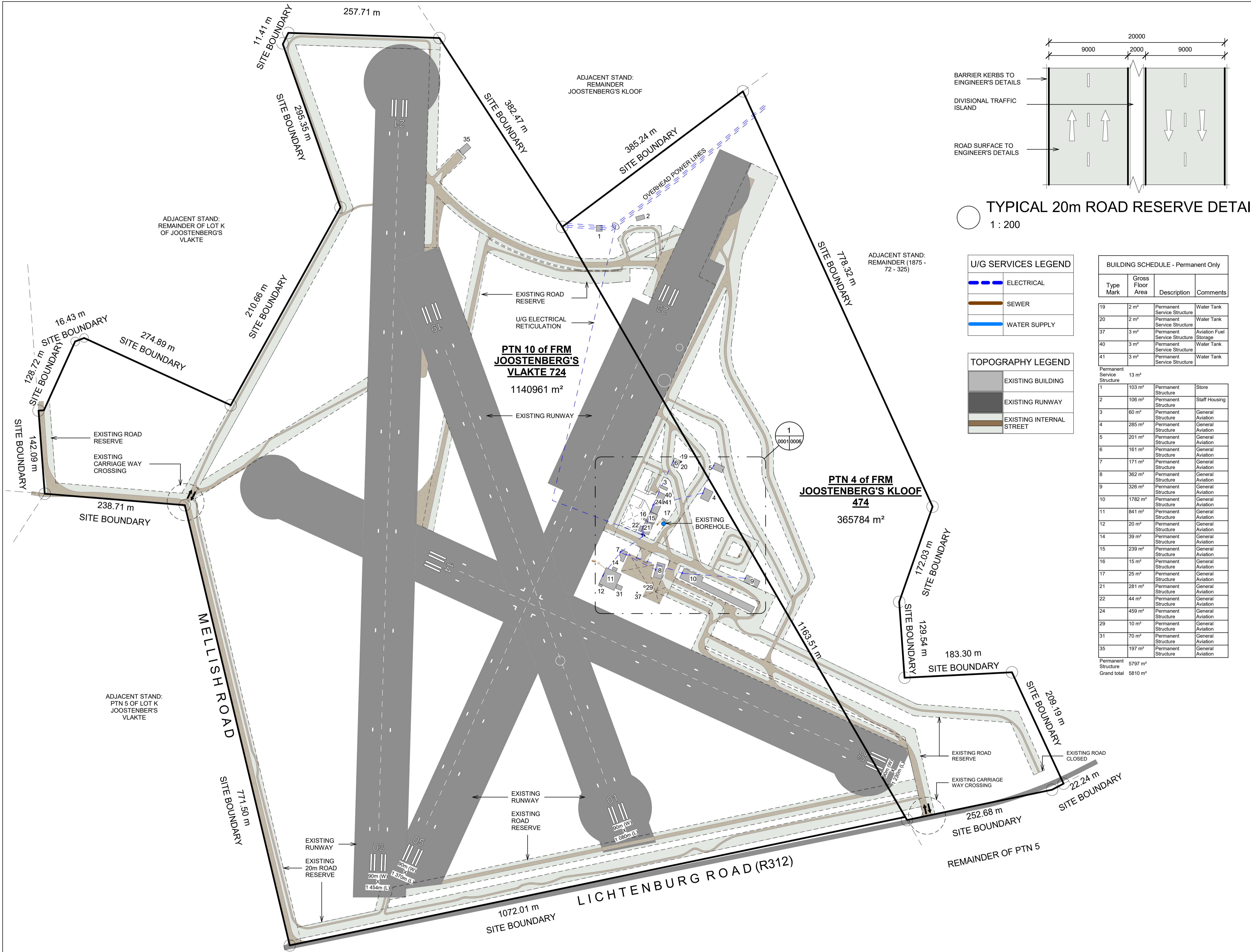
	ELECTRICAL
	SEWER
	WATER SUPPLY

TOPOGRAPHY LEGEND

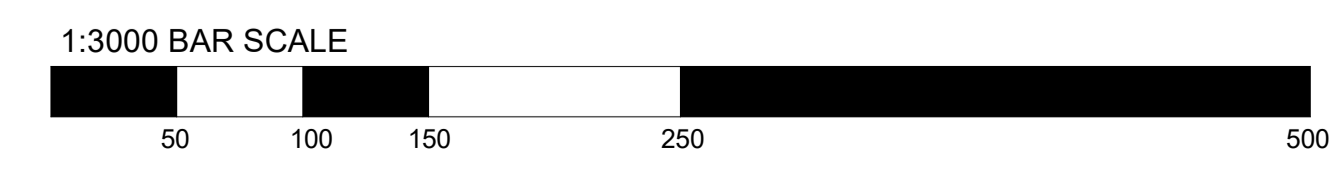
	EXISTING BUILDING
	EXISTING RUNWAY
	EXISTING INTERNAL STREET

BUILDING SCHEDULE - Permanent Only

Type Mark	Gross Floor Area	Description	Comments
19	2 m ²	Permanent Service Structure	Water Tank
20	2 m ²	Permanent Service Structure	Water Tank
37	3 m ²	Permanent Service Structure	Aviation Fuel Storage
40	3 m ²	Permanent Service Structure	Water Tank
41	3 m ²	Permanent Service Structure	Water Tank
Permanent Service Structure 13 m ²			
1	103 m ²	Permanent Structure	Store
2	106 m ²	Permanent Structure	Staff Housing
3	60 m ²	Permanent Structure	General Aviation
4	285 m ²	Permanent Structure	General Aviation
5	201 m ²	Permanent Structure	General Aviation
6	161 m ²	Permanent Structure	General Aviation
7	171 m ²	Permanent Structure	General Aviation
8	362 m ²	Permanent Structure	General Aviation
9	326 m ²	Permanent Structure	General Aviation
10	1782 m ²	Permanent Structure	General Aviation
11	841 m ²	Permanent Structure	General Aviation
12	20 m ²	Permanent Structure	General Aviation
14	39 m ²	Permanent Structure	General Aviation
15	239 m ²	Permanent Structure	General Aviation
16	15 m ²	Permanent Structure	General Aviation
17	25 m ²	Permanent Structure	General Aviation
21	281 m ²	Permanent Structure	General Aviation
22	44 m ²	Permanent Structure	General Aviation
24	459 m ²	Permanent Structure	General Aviation
29	10 m ²	Permanent Structure	General Aviation
31	70 m ²	Permanent Structure	General Aviation
35	197 m ²	Permanent Structure	General Aviation
Permanent Structure 5797 m ²			
Grand total 5810 m ²			



1 SITE PLAN
1 : 3000



B	CARRIAGEWAY LAYOUT UPDATED	20/08/2020
A	ISSUED FOR APPROVAL	12/05/2020
	RUNWAY WIDTH ADJUSTED TO 90m. BAR SCALES ADDED & TOPOGRAPHY LEGEND REVISED	12/05/2020
	HELICOPTER LANDING AREA INDICATED, ADDITIONAL RUNWAY NUMBERING	11/05/2020
	ISSUED FOR COMMENTS	11/05/2020
	FOR DISCUSSION	07/05/2020

Rev	Description	Revision Date
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UNIT 10 First Floor
808RULIN BUSINESS PARK
808RULIN
c/o Kelly & Backhouse
Tel: 011 782 460



Client _____
Engineer _____
Capex Projects SACAP NO _____

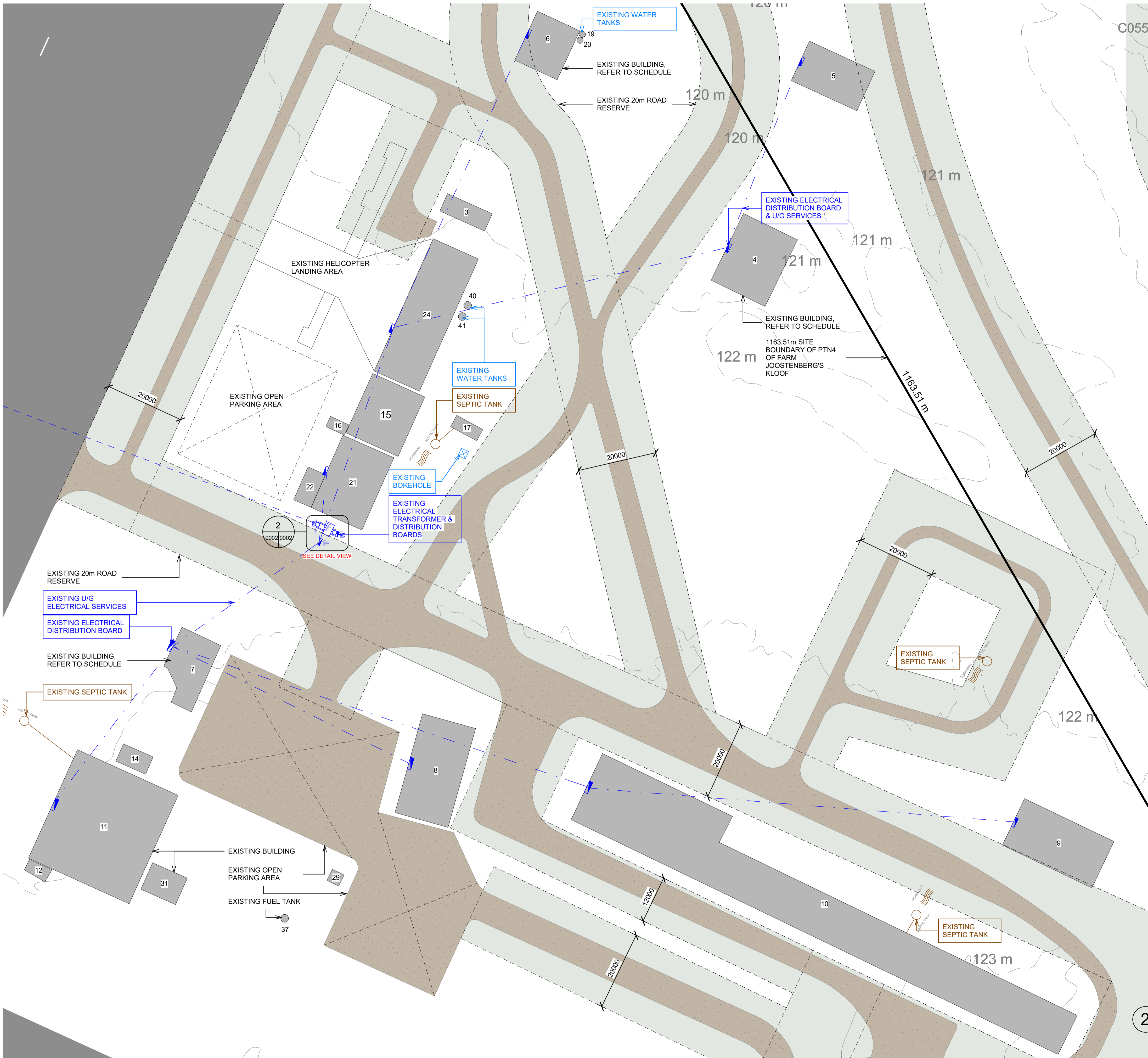
CLIENT **FISANTEKRAAL AIRPORT**

DRAWING **SITE PLAN**

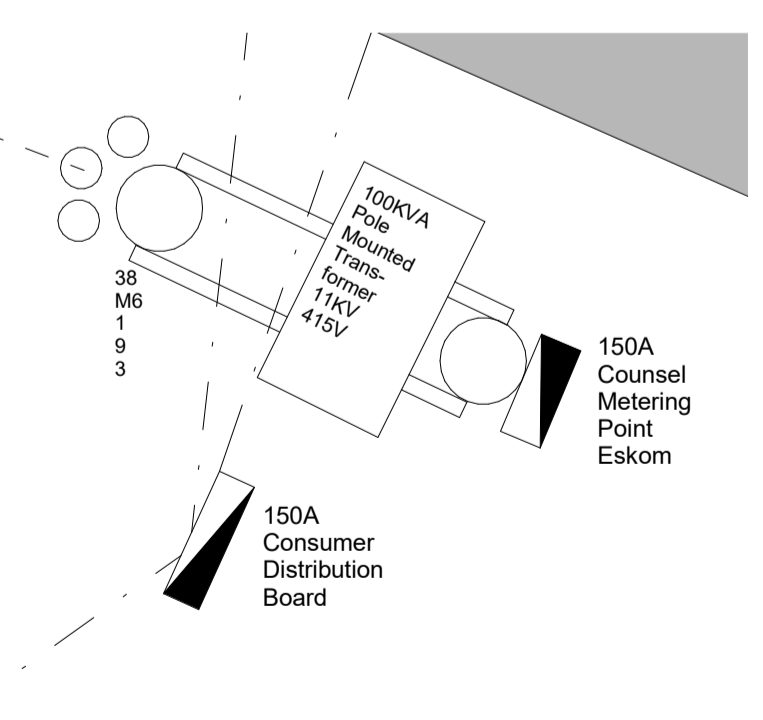
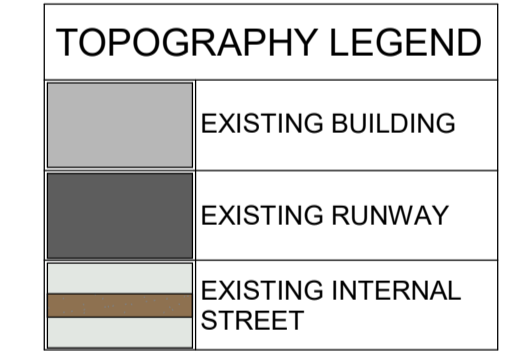
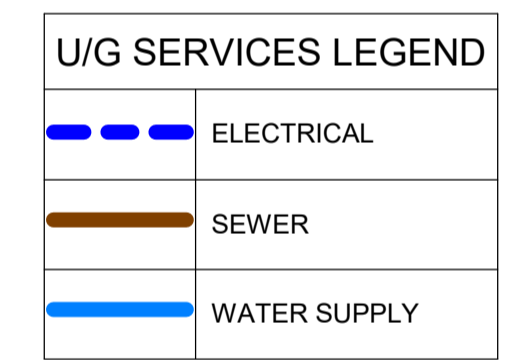
TITLE **AS BUILT CONDITIONS ON PTN 4 of FRM JOOSTENBERG'S KLOOF 474 & PTN 10 of FRM JOOSTENBERG'S VLAKTE 724**

SIZE DWG NO. 3283-0001 REV B

SCALE An indicator DATE 20 AUGUST 2020 DRAWN BY: JF



BUILDING SCHEDULE - AREA A - Permanent only			
Type Mark	Gross Floor Area	Description	Comments
40	3 m ²	Permanent Service Structure	Water Tank
41	3 m ²	Permanent Service Structure	Water Tank
37	3 m ²	Permanent Service Structure	Aviation Fuel Storage
19	2 m ²	Permanent Service Structure	Water Tank
20	2 m ²	Permanent Service Structure	Water Tank
Permanent Service Structure			13 m ²
3	80 m ²	Permanent Structure	General Aviation
9	326 m ²	Permanent Structure	General Aviation
4	285 m ²	Permanent Structure	General Aviation
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7	171 m ²	Permanent Structure	General Aviation
12	20 m ²	Permanent Structure	General Aviation
31	70 m ²	Permanent Structure	General Aviation
29	10 m ²	Permanent Structure	General Aviation
Permanent Structure			5391 m ²
Grand total			5404 m ²



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WATER SUPPLY
 WATER FEED FROM EXISTING BOREHOLE.

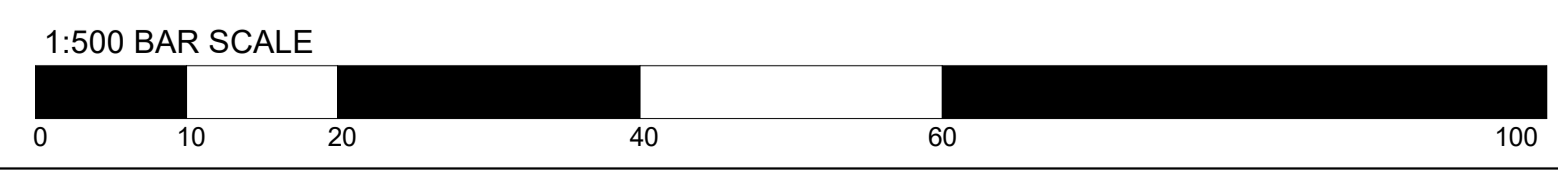
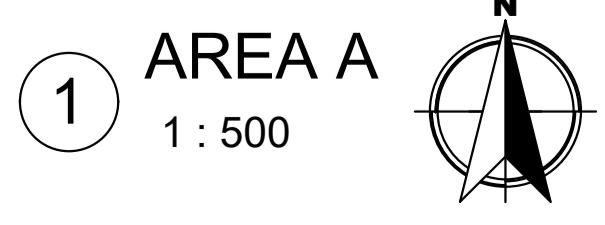
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4	FOR DISCUSSION	07/05/2020

UNIT 10 First Floor
 BOSSRUM BUSINESS PARK
 BOSSRUM
 150 Kelly & Bosak street
 Tel: 011 782 480

CAPEX PROJECTS

Client	_____
Engineer	_____
Capex Projects	SACAP NO
CLIENT	FISANTEKRAAL AIRPORT
DRAWING	SITE PLAN - AREA A
TITLE	AS BUILT CONDITIONS ON PTN 4 of FRM JOOSTENBERG'S KLOOF 474 & PTN 10 of FRM JOOSTENBERG'S VLAKTE 724
SIZE	A1
SCALE	As indicated
DATE	MAY 2020
DRAWN BY	Author



2 ELECTRICAL TRANSFORMER
 1: 100



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

DEVELOPMENT MANAGEMENT

NOXOLO NODIKIDA
SENIOR CLERK

T: 021 444 1054
E: NOXOLO.NODIKIDA@CAPETOWN.GOV.ZA
CASE ID: 70504141
BLUM022

01 March 2021

Japie Hugo
7 Hely Hutchinson Avenue
Camps Bay
8005

japie@hugo.org.za

FINAL NOTIFICATION LETTER

Dear Sir / Madam

APPLICATION FOR APPLICATION FOR REZONING AND CONSENT USE: PORTION 10 OF FARM 724 AND PORTION 4 OF FARM 474, PAARL FARMS

My previous correspondence dated 12 November 2020, refers.

The Appeal Authority decided under cover of the attached decision dated **09 February 2021** to dismiss the appeal. Accordingly, the decision may now be acted upon, subject to compliance with the revised conditions as per Planning Appeal Authority, attached in this final letter dated **01 March 2021**.

Note that in the case of a rezoning, consent use or departure, the owner must notify the City in writing within the lapsing period or extended lapsing period that the land is being used in accordance with the approval, failing which the rezoning, consent use or departure is presumed to have lapsed.

Yours faithfully

Anthea Fillis
(Zeederberg)

Digitally signed by Anthea Fillis (Zeederberg)
Date: 2021.03.01 14:10:12
+02'00'

for **DIRECTOR: DEVELOPMENT MANAGEMENT**

objector: renier@gcinc.co.za; andrew@mlh.co.za; john@gcinc.co.za

In this annexure:

“City” means the City of Cape Town

“The owner” means the registered owner of the property

“The property” means **Portion 4 of Farm 474 and Portion 10 of Farm 724, Paarl Farms**

“Bylaw” & “Development Management Scheme” has the meaning assigned thereto by the City of Cape Town Municipal Planning Bylaw, 2015

“Item” refers to the relevant section in the Development Management Scheme

CASE ID: 70504141

1. APPLICATIONS GRANTED IN TERMS OF SECTION 98 OF THE BYLAW

- 1.1. Application for the rezoning of Portion 4 of Farm 474 and Portion 10 of Farm 724, Paarl Farms in terms of Section 42(a) of the Municipal Planning By-Law, 2015 from Agricultural Zone to Transport Zone 1.
- 1.2. Application for Council's Consent, in terms of Section 42(i) of the Municipal Planning By-Law, 2015, to permit an airport.

2. CONDITIONS OF APPROVAL IMPOSED IN TERMS OF SECTION 100 OF THE BYLAW TO BE COMPLIED WITH PRIOR TO THE APPLICATION FOR SUBDIVISION CLEARANCE IN TERMS OF SECTION 137 OF THE MUNICIPAL PLANNING BY-LAW (2015)

DEVELOPMENT MANAGEMENT

- 2.1 Development of the property shall be substantially in accordance with the Site Plan with DWG no 3283-0001 dated August 2020 attached as **Annexure C**.
- 2.2 That the development shall be limited to a maximum of 6000m² Gross Leasable Area (GLA), for all existing structures.

TRANSPORT ROAD INFRASTRUCTURE AND MANAGEMENT

- 2.3 That any amendments and/or additions to the Site Plan, which might lead to a change in the type of use or increase in the amount of bulk may result in the calculation of development charges for which the developer will be responsible.
- 2.4 That the developer at his cost provides all services and link services required to the satisfaction of Council.
- 2.5 That any possible cadastral boundary changes relating to the road reserve of main road 213 and access positions to the erf be implemented to the satisfaction and requirements of WCG: Road Network Management.

ENVIRONMENTAL AND HERITAGE MANAGEMENT

- 2.6 Should any future development be proposed on site, a copy of the heritage NID submission must be submitted to this office for written comment prior to submission to HWC.

CATCHMENT, STORMWATER AND RIVER MANAGEMENT

- 2.7 If any existing buildings are relocated and/or rebuilt or new structures built, a stormwater management plan for the entire development will need to be compiled depicting the principles on how stormwater runoff will be attenuated and treated on site to comply with the City of Cape Town's Policy and By-Law relating to stormwater.

PLANNING APPEALS ADVISORY PANEL

- 2.8 The Western Cape Noise regulations will remain relevant to the current activities on the airfield property, whether it be aviation specific or not.