



Ref: 1) Co-ordinate System WGS 84/19°  
 2) S.G. Noting 3729

**dn&a**  
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Project: **Site Plan**

Remainder of the Farm No 1560 Paarl

Scale: 1 / 3000 @A4  
 Date: March - Sept 2022  
 File No: P2893/01(22)  
 Plan No: 1 REV 1A.4

No	Description	Details
1	Drakenstein Municipality Rezoning and Consent Use Approval vide Ref: 15/02/28/75 dated 14-01-1888	Wine Cellar: ±750m² Tourist Facility for Restaurant and Wine Tasting: ±160m² 4 Additional Dwellings for Guest Accommodation: ±80m² each
2	Drakenstein Municipality Consent Use Approval vide Ref: 15/04/1(F1560)P dated 18-02-2015	Tea Room and Canteen Shop: ±1420m² Future Additions to the Museum: ±150m²
3	Drakenstein Municipality Amendment of Conditions Approval vide Ref: 15/04/1(F1560)P dated 11-11-2015	Tea Room and Canteen Shop: ±284m² (in addition to Approval 1)
4	Drakenstein Municipality Technical Approval, Consent Use and Amendment of Conditions Approval vide Ref: 15/04/1(F1560)P dated 28-05-2019	Visitors Facility for new Tea Room and Shop together with outside areas: ±845m² Visitors Facility for additional Tractor Museum together with outside areas: ±1659m²
5	Drakenstein Municipality Consent Use Approval vide Ref: 15/04/1(F1560)P dated 03-09-2019	Conversion and extension of existing wine evaluation cellar and barrel storage building into a wedding and function venue: ±3330m²

BUILDING PLAN APPROVAL		LAND USE APPROVALS	
Description	No	Description	No
Drakenstein Municipality Building Plan Approval for Drawing No 0893-01, 0893-02, 0893-03 dated 21-11-2011 in respect of the Function Venue	A	Existing Function Venue and Additions: 854,4m²	1
		First Floor	2
		Ground Floor	3
		Existing Building: 284m²	4
		Existing Office and Toilets: 99m²	5
		Existing Store: 60m²	
		Existing and New Covered Areas: 552m²	
		Total: 228,4m²	
		Existing Function Venue, Kitchen and Store: 253,8m²	
		Existing and New Wooden Decks: 69,6m²	
		New Function Venue: 228,4m²	
		Total: 552m²	

Note: denotes approved buildings which have not yet been built

No 805/19

X-27500

# Memo

**To:** EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT  
(ATTENTION: C. VAN DER BANK)

**From:** MANAGER: INFRASTRUCTURE MANAGEMENT

**Enquiries:** L. PIENAAR

**Collaborator number:** 1942423

**Reference number:** 15/4/1 (REMAINDER OF FARM 1560, PAARL) P (56)

**Date:** 18 January 2023

**Subject:** APPLICATION FOR CONSENT USE: REMAINDER OF FARM NO. 1560, PAARL

**Time Limit on Conditions:** These conditions will be limited to a period of 2 (two) years from the date as on the covering memo from this department. If after this period no construction has commenced (this excludes any preparatory work or site clearance) all the studies carried out for the proposed development need to be updated and revised accordingly, this shall include compliance with the latest legislation, amended legislation, latest or amended standards and revised master planning.

**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, approval from the Provincial Roads Engineer is required; 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.

### 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; and
- 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<sup>3</sup>/m<sup>2</sup> roof area.

### **3. WATER**

- 3.1 ***The developer will be required to connect to future Drakenstein Municipal networks when it is provided;***
- 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 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; and
- 3.5 ***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 Details of the private contractor used for emptying of the conservancy tanks to be supplied to Drakenstein Municipality; 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; 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, a Development Charge is payable by the developer; and
- 6.2 It must be noted that there are still DCs payable based on previous approvals and shall be payable prior to the approval of any building/civil plans.

## **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.



**LP PIENAAR (Pr. Eng)**

**MANAGER: INFRASTRUCTURE MANAGEMENT**

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LP/sw

Ref: 16/9/6/1-10/66 (Job 22761)

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The Municipal Manager  
Drakenstein Municipality  
PO Box 1  
Main Street  
PAARL  
7622

Attention: Ms Carmen Bruintjies

Dear Madam

**REMAINDER FARM 1560, PAARL (WINDMEUL): DIVISIONAL ROAD 1126: APPLICATION FOR CONSENT USE FOR A VISITORS' FACILITY IN RESPECT OF AN AUCTION VENUE**

1. The following refer:
  - 1.1. The letter P2993/01(22) from David Hellig and Abrahamse Land Surveyors containing a consent use application dated 12 April 2022;
  - 1.2. Our letters 16/9/6/1-10/66 (Job 22761) of comment dated 22 February 2019 and 6 April 2019
2. In the conditions listed in the letters above, this Branch clearly stated that the existing security gate located 40m from Divisional Road 1126 had to remain the only access gate to the facility providing adequate stacking for vehicles entering the facility and that the security gate remains open during events.
3. This application is for an auction activity every 2 months with a maximum of 12 events per year and a maximum of 100 people that can attend. The applicant intends to utilise the existing Function Venue for the conducting of auctions for antique furniture and accessories. The ground floor will be utilised as a viewing area to display the auction items while the first floor will comprise the main auction area.
4. At a site visit it was observed that an illegal new sliding gate was erected at the entrance structure and therefore only allowing 15m stacking distance for vehicles instead of 40m.
5. The Branch offers no objection to the Consent Use application subject to the following conditions:
  - 5.1. The current entrance at km 16.74 RHS must remain the only access to the facility;
  - 5.2. The illegal sliding gate must be removed immediately; and

5.3. No advertising may occur within the road reserve or statutory 5m building line.

Yours Sincerely



**SW CARSTENS**

**For DEPUTY DIRECTOR-GENERAL: ROADS**

**DATE: 7 FEBRUARY 2023**

**ENDORSEMENTS**

1. Drakenstein Municipality  
Attention: Mr H Louw (e-mail: [harmish.louw@drakenstein.gov.za](mailto:harmish.louw@drakenstein.gov.za))  
Mr C Lotz (e-mail: [carel.lotz@drakenstein.gov.za](mailto:carel.lotz@drakenstein.gov.za))  
Mr L Pienaar (e-mail: [louis.pienaar@drakenstein.gov.za](mailto:louis.pienaar@drakenstein.gov.za))
2. David Hellig and Abrahamse Land Surveyors  
Attention: Mr M Botha (e-mail: [plan@dhaa.co.za](mailto:plan@dhaa.co.za))
3. Mr SW Carstens (e-mail)
4. Mr B du Preez (e-mail)

