

P+D  
D Delaney  
15/3/2/8/197

MA/cs  
15/4/1 (F156P)

27 August 2001

Messrs Survey Partnership  
Postnet X3036  
**PAARL**  
7620

Sirs

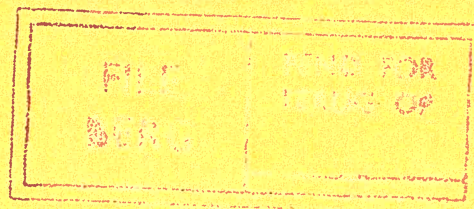
**REZONING OF A PORTION OF THE REMAINDER OF PORTION 5 OF  
THE FARM SCHOON OORT NO. 156, PAARL DIVISION**

The above application refers.

Council, during August 2001, resolved as follows:

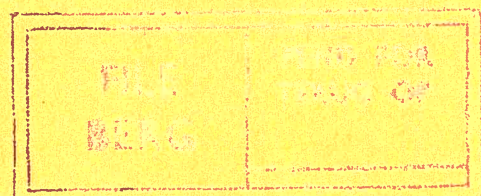
"that approval be granted in terms of Section 16 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), for the rezoning of  $\pm 3282\text{m}^2$  of Farm No. 156/5, Paarl Division, from Agricultural Zone I to Agricultural Zone II in order to erect a wine cellar with a total floor area of  $4536\text{m}^2$  and a capacity of 1200 tons of grapes per annum, subject to the following conditions in terms of Section 42 of the Land Use Planning Ordinance, 1985 (Ordinance No. 15 of 1985):

- (1) Adherence of the requirements and conditions set by The Department of Water Affairs and Forestry (see Annexure 12).
- (2) That the conditions set by the Department of Environmental and Cultural Affairs and Sport (see Annexure 13), be adhered to.
- (3) The proposed re-aligned Minor Road 5/21 (Sonop Road) to be taken off Divisional Road 1123 at log km 6,65. Access to the proposed Sonop Winery is to be taken off the re-aligned Minor Road.



2.

- (4) The applicant is to submit a detailed geometric as well as pavement design for the proposed re-aligned Minor Road to the Chief Engineer for approval by the road authority prior to the closure of the existing Minor Road.
- (5) On approval of the design drawings for the re-aligned Minor Road, the construction thereof is to be completed prior to the construction or approval of building plans for the proposed Sonop Winery.
- (6) All costs pertaining to the design drawings and construction of the re-aligned Minor Road are to be borne by the applicant, Savisa (Pty) Ltd.
- (7) No advertisement or any other signs visible from the proclaimed road may be erected without the written approval of the Chief Engineer.
- (8) The owner is responsible for supplying sufficient water, the quality of which satisfies the prescribed standards, to the property. Should water from own sources be used, Council is to be notified in writing that the water is acceptable for human consumption and that the source can satisfy the needs of the proposed cellar.
- (9) A Water Quality Management Plan is to be submitted to the Department of Water Affairs as well as the Chief Engineer for approval. Only on receipt of the approval by the Department of Water Affairs, will any building plans for the Sonop Winery be considered for approval.
- (10) On submission of the building plans for the proposed Sonop Winery, a development plan indicating the 35 metre building line, proposed winery, effluent disposal mechanisms as approved by the Department of Water Affairs, proposed parking, stormwater discharge, the re-aligned Minor Road 5/21, is to be submitted. The aforementioned is a prerequisite for the approval of the building plans for the Sonop Winery.
- (11) The owner is responsible for the hygienic collection and disposal of all refuse generated on the property to the satisfaction of the Chief Engineer.
- (12) That the conditions laid down by the Chief: Health Services (see Annexure 15) be adhered to.



3.

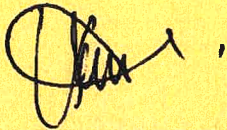
- (13) The approval applies only to the rezoning in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements.
- (14) That any further extension to the cellar is subject to the relevant approval.
- (15) The land use parameters, applicable to the property, will be in accordance with the parameters as set out in the scheme regulations.
- (16) That a Detail Development Plan be submitted as requested by the Chief Engineer and that the building plans for the new building only be approved once the Detail Development Plan has been accepted by the Chief Engineer.
- (17) That a berm and trees as indicated on the plan (see Annexure 10) be in place before the winery is put into operation.
- (18) The majority of the grapes to be processed, must be from the owner(s) farming unit. Confirmation in this regard must be submitted to Council.
- (19) No pollution/effluent from the cellar may affect the adjacent and/or lower-lying properties. The owner will be responsible for containing and clearing all pollution on any adjacent property as a result of the proposed cellar.
- (20) Skins, stalks and other waste from the winery must be disposed of in a manner, which will not create a nuisance.
- (21) No pollution, including noise pollution, may take place on the property. All health regulations shall be complied with. Where noise is concerned, the Environmental Conservation Act, Act 73 of 1989, as well as the SABS code of conduct 0103-1994, must be used as a guideline and will be the owner's responsibility.
- (22) The requirements of the National Water Act, 1998, the Water Service Act, 1997, and the Environmental Conservation Act, 1989, must be adhered to at all times.
- (23) The required licence as stipulated in the Liquor Act, No. 27 of 1989, must be obtained if the applicant is not already in possession thereof.



4.

(24) The applicant must, if applicable, register for the payment of levies as prescribed in the Regional Services Councils Act, No. 109 of 1985."

Yours faithfully



**TOWN SECRETARY**

P+D (1) - 6/8/2001



24

**ANNEXURE/BYLAE 10.**

## VIR AANDAG: MNR GAVIN BLOWS

*Weltevrede*

tel (021) 8638320  
faks (021) 8638517

Posbus 755

Paarl

7623

16 Januarie 2001

navrae W P Mostert

The Survey Partnership  
Dorpstraat 11  
Paarl  
7648

Meneer

### SONOP WYNKELDER: U VERW.: PA156-5

Na aanleiding van ons telefoniese gesprek en u daarop volgende faks op 15 Januarie 2001 – die volgende:

Die voorstelle rondom toegang tot die Weltevrede terrein is aanvaarbaar - met inagneming die versekering dat toegang altyd vry sal wees en die party/e verantwoordelik vir die instandhouding van die pad gespesifiseer word.

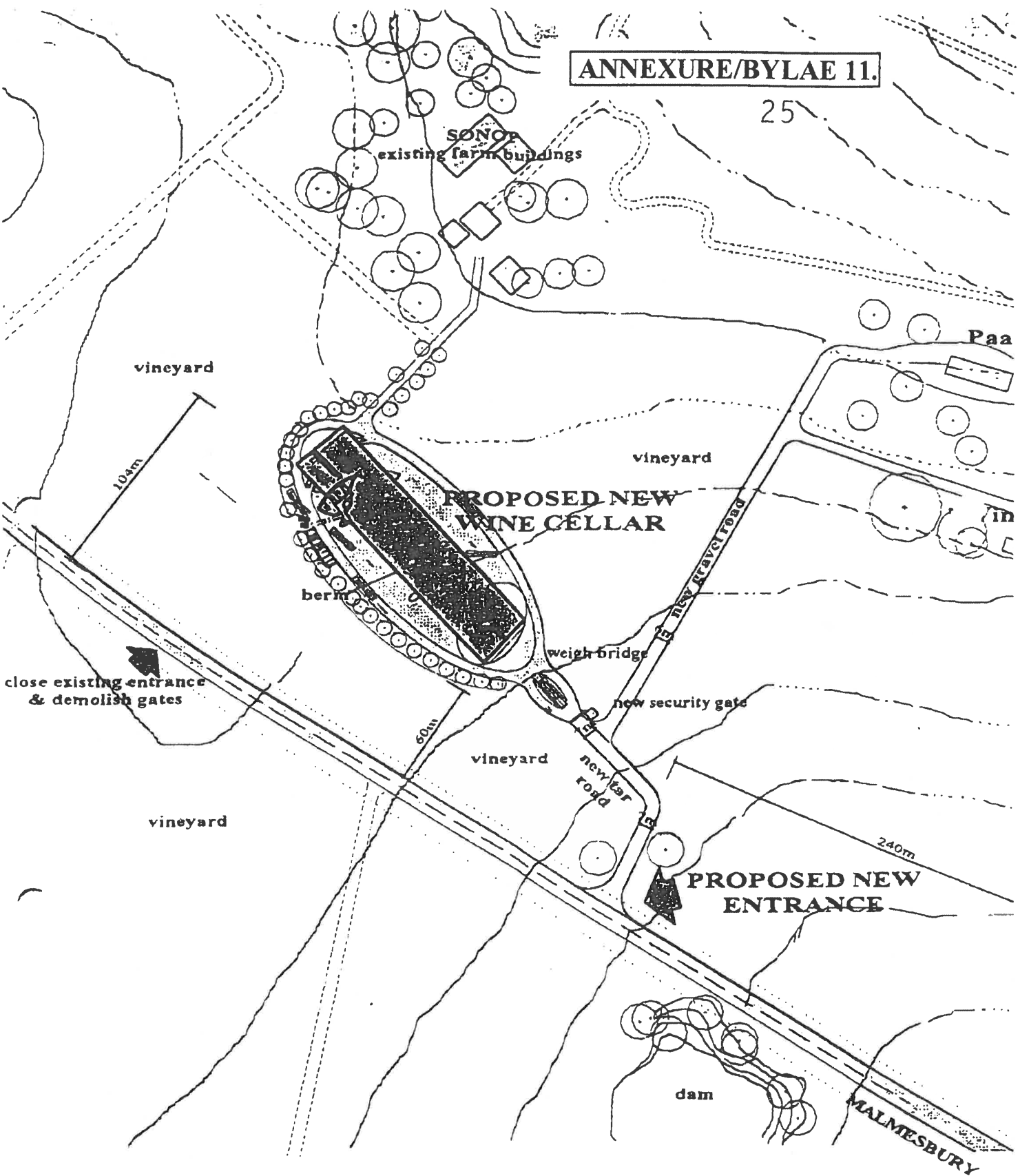
Indien die verandering soos op u plan gedateer Jan-15-'01 voorgestel, nl dat die "berm" en bome verleng word sodat die Wes tot Noordwestekant van die voorgestelde kelder verskans word, het ek geen verdere besware nie.



W P Mostert

**ANNEXURE/BYLAE 11.**

25



**SONOP WINI  
PAARDEBI**



26  
IP/01

DEPARTMENT OF WATER AFFAIRS AND FORESTRY  
DEPARTEMENT VAN WATERWESE EN BOSBOU  
LEFAPHALA MERERO YA METSI LE DIKGWA  
UMNYANGO WEZA MANZI NAMA HLATHI  
ISEBE LEZA-MANZI NAMA HLATHI

ANNEXURE/BYLAE 12.

73

IP/01/01/00013

WESTERN CAPE REGION  
WES-KAAPSTREEK



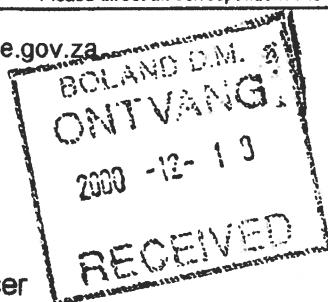
Tel: (021) 950-7100  
Fax: (021) 946-3666

Strandweg 17 Strand Road  
Bellville  
7532

Privaat Sak / Private Bag X16  
Sanlamhof  
7532

Rig asseblief alle korrespondensie aan die Streekdirekteur by die adres hierbo.  
Please direct all correspondence to the Regional Director at the above address.

E-mail: marie@dwaf-wcp.wcape.gov.za  
Cell: 082 809-5469



Navrae / Enquiries: Marié Kunneke  
950-7143  
Verwysing: / Reference: 16/2/7/G100/A/8  
Datum: / Date: 15 December 2000

Chief Executive Officer  
Winelands District Council  
PO Box 100  
STELLENBOSH  
7599

	Ontvang	Verstrek aanbeveling	Afhandeling
FIN DIENSTE			
INGENIEUR			
BEPLANNING	X		
VERKEER			
MEDIESE BEAMPTTE	X		
BRANDVFEER			
HANDTEKENING/DATUM	28/12/00		

Attention: Mr P April

**SONOP WINERY: DISPOSAL OF WINERY EFFLUENT**

Your correspondence, dated 11 October 2000 and the Water Quality Management Report received on 14 December 2000, refers.

In terms of section 39 of the National Water Act, 1998 (Act 36 of 1998), General Authorisations have been enacted in Government Notice No. 1191, dated 8 October 1999. These General Authorisations authorise all, or a category of persons to use water in terms of section 39(1), read together with section 21, in respect of the General Authorisations contained in the Schedule hereto.

In terms of these authorisations the proposed winery is generally authorised to dispose of the 1 800m<sup>3</sup> of effluent per year applied for, by diluting it with potable water and irrigating it onto the 75 Ha of vineyards, provided:

1. irrigation is limited from September to April, as calculated by Dr. J Piaget in the irrigation table – effluent from the winery must be contained in the dams from May to August as proposed in the WQMP; and
2. the requirements as contained in Schedule 2 of the named government notice (2.7 to 2.12), are abided by.

Any contravention of any provision of this authorisation is an offence and is subject to the penalty set out in section 151(2) of the National Water Act.

### Registering

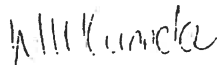
The owner must **register** the following water uses at this Department:

- the irrigation of water containing waste, because the volume that will be irrigated in peak season will most probably be more than 10 m<sup>3</sup> on any given day;
- the abstraction of more than 10m<sup>3</sup> water on any given day from the named borehole;
- the storage of water because more than 10 000m<sup>3</sup> of water per property is stored – the one dam named in the WQMP is already 18 000m<sup>3</sup>.

The necessary registration forms are available from this Department.

Do not hesitate to contact this office if you have any further queries in this regard.

Yours faithfully



REGIONAL DIRECTOR: WESTERN CAPE



28

IP/c

ANNEXURE/BYLAE 13.

97



Verwysing  
Reference  
Isalathiso

AN 87/25/4 RMDR FARM 156/5

Navrae  
Enquiries  
Ininibuzo

Minnelise Levendal

Datum  
Date  
Umbho

2/05/01

Departement van Omgewing- en Kultuursake en Sport  
Department of Environmental and Cultural Affairs and Sport  
Isebe lemiCimbi yeNdalo esiNgqongileyo neNkcubeko nezemiDlalo

The Director  
SAVISA (Pty) Ltd  
PO Box 1142  
Stellenbosch  
7500

BOLAND D.M. ONTVANG 2001-05-08 RECEIVED	SAVISA (PTY) LTD ONTVANG 2001-05-08 RECEIVED ENGINEER
--	---

Tel: (021) 887-2409  
Fax: (021) 886-4838

Attention: Mr Bernard Fontannaz

Dear Sir

**AUTHORISATION: THE CHANGE IN LAND USE FROM AGRICULTURE TO ANY OTHER LAND USE TO ESTABLISH A WINERY ON A PORTION OF PORTION 5 OF THE FARM SCHOON OORT NO. 156, PAARL: AN IDENTIFIED ACTIVITY IN TERMS OF SECTION 21 OF THE ENVIRONMENT CONSERVATION ACT, 1989 (ACT NO. 73 OF 1989)**

In terms of sections 21, 22 and 26 and by virtue of powers delegated by the Minister in terms of sections 28 and 33 of the Environment Conservation Act, 1989 (Act No. 73 of 1989), the Directorate: Environmental Affairs of the Department of Environmental and Cultural Affairs and Sport hereby grants authorisation for the execution of the following activity:

- The change in land use from Agriculture to any other land use to establish a winery on a portion of portion 5 of the Farm Schoon Oort No.156, Paarl.

Enclosed please find the Record of Decision with the conditions under which the application was approved. This decision should also be seen as the Directorate: Environmental Affairs' official comment application in terms of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985).

Enquiries regarding this decision can be forwarded to the officer indicated above at the *Environmental Impact Management Unit*, Department of Environmental and Cultural Affairs and Sport, Tel: (021) 483-3166/3185, Fax: (021) 483-4372 or milevend@pawc.wcape.gov.za.

Yours faithfully

**INGRID COETZEE  
DIRECTOR: ENVIRONMENTAL AFFAIRS**

Copies to: Mr David Delaney (W:nelands District Municipality)  
Mr Doug Jeffrey (Doug Jeffery Env. Consultants )  
Mr Gavin Blows (The Survey Partnership)

	Ontvang	Verstuur	Afhandeling
ENKELDIENSTE			
INGANGS			
BEPLANNING	X		
VERKEER			
MILIEUE BEWAPTE			
HRANDWESE			
HANDTEKENING			

Fax: (021) 887-2271  
Fax: (021) 875-5270  
Fax: (021) 872/5700

+27 21 4834372

Department of Environmental and Cultural Affairs and Sport  
Directorate: Environmental affairs

29

## ENVIRONMENTAL AUTHORISATION RECORD OF DECISION

Date: 2/05/01

Reference: AN 87/25/4 RMDR FARM 156/5

### Description of Activity:

The proposed development includes a winery with a capacity of 1200 ton, a new access road from the north, parking facilities and berms along the length of the building. The winery will be 150m long, 15m wide and 15m high in the middle of the building. The proposed area to be developed is approximately 1.3ha.

**Location:** The proposed site lies on Sonop Farm, situated approximately 18 km north west of Paarl on the eastern footslopes of the Paardeberg Mountain in the Paarl District. Access to the farm is taken from Divisional Road 1123 at a point 400 m north of the intersection of Divisional Road 1125 with Divisional Road 1123.

**Applicant:** SAVISA (Pty) Ltd  
PO Box 1142  
Stellenbosch 7600  
Tel: (021) 887-2409  
Fax: (021) 886-4838

**Consultant:** Mr Doug Jeffrey  
P O Box 44  
Klapmuts 7625  
Tel/Fax: (021) 875-5272

**Meetings:** Ms Minnelise Levendal and Ms Natalie Prins of this Department met with Mr Doug Jeffrey and Mr Andrew Hester from Doug Jeffrey Environmental Consultants on 14 February 2001.

**Decision:** Authorisation for the construction of a 1200 ton winery on a portion of portion 5 of the Farm Schoon Oort No. 156, Paarl in terms of section 22(2) of the Environment Conservation Act, 1989 (Act No. 73 of 1989), (as amended), is hereby granted subject to the following conditions:

### Conditions of approval:

1. Adoption of the mitigation/rehabilitation measures and recommendations as detailed in the Scoping report dated 18 October 2000 and the screening checklist dated 3 November 2001 compiled by Doug Jeffery of Doug Jeffrey Environmental Consultants.
2. The recommendations listed in the visual assessment undertaken by Megan Anderson Landscape Architect should be adhered to.

3. No pollution of surface water or ground water resources may occur as a result of any activities on site.
4. Potential erosion, due to increased runoff associated with the irrigation, should be avoided by maintaining the existing grass cover for irrigation purposes.
5. All solid waste shall be disposed of at a site permitted in terms of Section 20 of the Environment Conservation Act, 1989 (Act No.73 of 1989).
6. Compliance with the conditions stipulated in the general authorisation in terms of the section 39 of the National Water Act, 1998 (Act 36 of 1998) dated 7 November 2001.
7. The new access road is subject to approval from the Local Authority and the Department of Economic Affairs, Agriculture and Tourism: Transport Branch.
8. A construction phase Environmental Management Plan (EMP) must be submitted to this Department for approval, prior to construction commences.
9. The applicant is to appoint a qualified Environmental Control Officer to undertake the mitigating/rehabilitation measures and recommendations referred to above and to ensure compliance with the provisions of the construction phase EMP.
10. Compliance with the attached Departmental standard conditions.

#### Key factors affecting the decision:

##### Visual impact

The site of the winery is within vineyards between the road and the foot of the Paardeberg Mountain.

A visual assessment done by Megan Anderson Landscape Architect found the design concept of the winery to be appropriate, subject to certain recommendations. In accordance with the recommendations, the following mitigatory measures are proposed.

- The winery will be set back 90m from the local road at the foot of the Paardeberg Mountain.
- The building will be partially sunken to a depth of approximately 2m in an attempt to reduce the height of the building.
- Material from the excavation will be used for the construction of a 4m high ground berm which will be set back 60m from the centre of the public road. The berm will be formed between the public road and the winery. The ground berm will be curved and will be planted with trees and shrubs so as to screen the building from Divisional Road 1123 and beyond.
- Natural materials such as drypacked stone cladding and timber will be used on the exterior to blend the building with the natural environment.
- The roof and other cladding will be olive green in a matt finish.
- Exposed glass areas will be eliminated. All glass areas will be covered by wide overhangs to minimise reflection.
- Hard surfaces around the building will consist mainly of exposed aggregate concrete and earth coloured paving.
- The applicant will provide a Landscaping and Construction Management Plan before any construction is commenced.

### **Winery Effluent**

Winery effluent, mainly wash water, will be screened with a tangential wire screen to remove solid fraction and the screened effluent will be stored in irrigation dams for later irrigation under favourable conditions. The area cultivated as vineyards is approximately 75 ha.

### **Comments from other Local Authorities.**

The Department of Agriculture and the Department of Water Affairs and Forestry have granted approval for the construction of the winery. The development is subject to approval from the Department of Economic Affairs, Agriculture and Tourism: Transport Branch.

The Aesthetics Committee of the Drakenstein Municipality (known as the Paarl Municipality previously) has commented on the visual assessment of the proposed development. These comments have been adequately addressed by the applicant.

### **Public participation**

The proposal was advertised in the local newspaper in terms of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) and the Environmental Conservation Act, 1989 (Act No. 73 of 1989) as a joint advert on 13 October 2000 as well as to adjacent property owners. The Faardeberg Irrigation Board and a neighbouring land owner, Mr W.P. Mostert raised concerns. These concerns were adequately addressed by the applicant.

### **Conclusion**

The proposed building has been designed to aesthetically blend in with the landscape and environment. All the necessary engineering services can be provided within the relevant legal requirements and a safe new entrance will be provided in accordance with the provincial standards. The proposal is compatible with the Draft Winelands Spatial Development Plan and conforms to the current land uses along the wine route. Sufficient information has been provided that has enabled the Department to make an informed decision.

### **Duration and date of expiry:**

This authorisation shall lapse if the activity does not commence within two years of the date of this authorisation. Should this Exemption lapse, a new application must be submitted to this Department.

### **Appeal:**

In terms of section 35 of the Environment Conservation Act, 1989 (Act No. 73 of 1989), formal motivated appeals can be directed, within 30 days of the date of this authorisation, to:

The Minister of Environmental and Cultural Affairs  
P.O. Box 15653, Vlaeberg, 8018  
Tel: (021) 483-4350  
Fax: (021) 483-3885.

Department of Environmental and Cultural Affairs and Sport  
Directorate: Environmental affairs

32

## STANDARD CONDITIONS FOR EIA AUTHORISATIONS

- 1) This authorisation refers to the specified project referred to above and described in the attached Record of Decision.
- 2) *The applicant shall, within 10 days of receipt of this authorisation, inform all interested and affected parties registered during the Scoping and Impact Assessment processes, of the outcome of this application and make copies of this Record of Decision, including all the conditions attached thereto, available on request.*
- 3) Changes in the project resulting in significant environmental impacts are only permissible if prior written approval is granted by the Director: Environmental Affairs.
- 4) The Directorate: Environmental Affairs reserves the right to review and amend the conditions of authorisation.
- 5) The Directorate: Environmental Affairs must be notified, within 30 days thereof, of any change of ownership/project developer. Conditions established in the record of decision must be made known to the new owner/developer and are binding on the new owner/developer.
- 6) The Directorate: Environmental Affairs must be notified of any change of address of the owner/developer.
- 7) Proof of compliance with the conditions described in the record of decision must be forwarded to the Directorate: Environmental Affairs one week prior to the commencement of construction or operation of the development (as appropriate).
- 8) All outdoor advertising associated with the activity, whether on or off the property concerned, shall comply with the South African Manual for Outdoor Advertising Control (SAMOAC) available from:  
The Director: Environmental Impact Management  
Department of Environmental and Affairs and Tourism  
Private Bag X447,  
Pretoria  
0001
- 9) The conditions of the authorisation should be brought to the attention of all persons (employees, sub-consultants, etc.) associated with the undertaking of the activity and the applicant shall take such measures necessary to bind such persons to these conditions.
- 10) This Authorisation is granted only in terms of section 22 of the Environment Conservation Act, 1989 (Act No. 73 of 1989) and does not exempt the holder thereof from compliance with any other legislation.
- 11) One week notice, in writing, must be given to the relevant authority before commencement of construction activities. Such notice shall make clear reference to the reference number given above.

*Department of Environmental and Cultural Affairs and Sport* 33  
*Directorate: Environmental affairs*

- 12) The authorised activity, including site preparation, may not commence before the statutory 30 day appeal period expires.
- 13) One week notice, in writing, must be given to the relevant authority before the commencement of operation. Such notice shall make clear reference to the reference number given above.
- 14) The owner/developer must notify the relevant authority, in writing, within 24 hours thereof if any condition of the permit is not adhered to.
- 15) If the environmental audit(s) specified, as a condition of this permit, if any, fail(s) to be submitted as specified then the local authority may have such an audit undertaken at the expense of the applicant and may authorise any person to take such steps required for that purpose.
- 16) Records relating to the compliance/non-compliance with the conditions of the authorisation must be kept in good order. Such records must be made available to the relevant authority within 7 days of receipt of a written request by the relevant authority for such records.
- 17) Non-compliance with, or any deviation from, the conditions set out in this authorisation constitutes a failure in compliance with the authorisation. Such failure in compliance is regarded as an offence and will be dealt with in terms of sections 29, 30 and 31 of the Environment Conservation Act, 1989 (Act No. 73 of 1989), as well as, any other appropriate legal mechanisms.
- 18) Provincial Government, Local Authority or committees appointed in terms of the conditions of the application or any other public authority or organisation shall not be held responsible for any damages or losses suffered by the developer or his successor in title in any instance where construction or operation subsequent to construction be temporarily or permanently stopped for reasons of non-compliance by the developer with the conditions of approval as set out in this document or any other subsequent document emanating from these conditions of approval.

In the event of failure to comply with any of the above conditions, this authorisation may be withdrawn in terms of section 22(4) of the aforesaid act.

We wish to draw your attention to the following legislation which may also be applicable to your case:

- The Atmospheric Pollution Prevention Act, 1965 (Act No. 45 of 1965)
- The Conservation of Agricultural Resources Act, 1983 (Act 43 of 1983)
- The Hazardous Substances Act, 1973 (Act No. 15 of 1973)
- The Land-use Planning Ordinance, 1985 (Ordinance 15 of 1985)
- The Mineral Act, 1991 (Act No. 50 of 1991)
- The National Heritage Resources Act, 1999 (Act No. 25 of 1999)
- The National Water Act, 1998 (Act No. 36 of 1998)
- The Nature and Environmental Conservation Ordinance, 1974 (Ordinance 19 of 1974)
- The Occupational Health and Safety Act, 1993 (Act No. 85 of 1993)
- The Sea Shore Act, 1935 (Act No. 21 of 1935)
- The Subdivision of Agricultural Land Act, 1970 (Act No. 70 of 1970)
- The Water Services Act, 1997 (Act No. 108 of 1997)

**BOLAND DISTRIKSMUNISIPALITEIT  
BOLAND DISTRICT MUNICIPALITY  
UMASIPALA WESITHILI SASEBOLAND**

**DATUM/DATE:** 2001-03-14

**VERW/REF:** 15/3/2/8/197-BK/af  
16/2/6/1/2/27  
(IP/00/09/00842)

**BEAMPTE/OFFICIAL :** B Kurtz  
Ext 2210

**MEMORANDUM AAN/TO:** CHIEF : ADMINISTRATIVE SERVICES  
  
CHIEF : TOWN PLANNING AND BUILDING CONTROL  
ATTENTION : MR P APRIL

**APPLICATION FOR REZONING: FARM SCHOON OORT 156/5: DIVISION PAARL**

1. The abovementioned application as submitted by Survey Partnership on behalf of SAVISA (Pty) Ltd as well as the memorandum received from Mr P F April dated 9 October 2000, have reference.
2. The Chief Engineer reports as follows:

**2.1 Roads**

Access to the Farm 156/5 is taken off Divisional Road 1123 via Minor Road 5/21 (Sonop). An application for the deproclamation of the said minor road was submitted but not enacted upon by the applicant SAVISA. This application has now expired. The proposed Sonop Winery is positioned over the Minor Road. The applicant proposes the closure of the minor road in its present position and repositioning it approximate 350 metres further north off Divisional Road 1123.

From a roads point of view there is no objection to the application subject to:

- 2.1.1 the proposed realigned Minor Road 5/21 to be taken off Divisional Road 1123 at log km 6,65. Access to the proposed Sonop Winery is to be taken off the realigned Minor Road;
- 2.1.2 the applicant is to submit a detailed geometric as well as pavement design for the realigned minor road to the Chief Engineer for approval by PAWC prior to the closure of the existing minor road;
- 2.1.3 only on approval of the design drawings for the realigned minor road, the completion of the construction thereof will building plans for the proposed cellar be approved or may construction of the proposed Sonop Winery commence;
- 2.1.4 all costs in respect of the design drawings and construction of the realigned minor road are to be borne by the applicant, SAVISA (Pty) Ltd;

2.1.5 no advertisement or any other signs visible from the proclaimed road may be erected without the written consent of the Chief Engineer.

## **2.2 Water**

The owner is responsible for supplying sufficient water, the quality of which satisfies the prescribed standards, to the property. Should water from own sources be used, Council is to be issued with a written report that the water is acceptable for human consumption and that the sources can satisfy the needs of the proposed winery.

## **2.3 Sewerage**

A Water Quality Management Plan is to be submitted to the Department of Water Affairs as well as the Chief Engineer for approval. Only on receipt of the approval of the Water Quality Management Plan by the Department of Water Affairs will any building plans for the proposed Sonop Winery be approved. On submission of the building plans, a development plan indicating the 35 metre building line, proposed cellar, effluent disposal as approved by Department of Water Affairs as well as the approved plans for the realigned minor road are to be attached. The aforementioned is a prerequisite for approval of the building plans.

## **2.4 Refuse removal**

The owner is responsible for the hygienic collection and disposal of all refuse generated on the property to the satisfaction of the Chief Engineer.

## **3. RECOMMENDATION**

***That approval can only be granted for the proposed rezoning of ± 3282m<sup>2</sup> from Agricultural Zone I to Agricultural Zone II to establish a wine cellar, on condition that:***

- 3.1 the proposed realigned Minor Road 5/21 (Sonop) to be taken off Divisional Road 1123 at log km 6,65. Access to the proposed Sonop Winery is to be taken off the realigned minor road;***
- 3.2 the applicant is to submit a detailed geometric as well as pavement design for the proposed realigned minor road to the Chief Engineer for approval by the Road Authority prior to the closure of the existing minor road;***
- 3.2 on approval of the design drawings for the realigned minor road, the construction thereof is to be completed prior to the construction or approval of building plans for the proposed Sonop Winery;***
- 3.4 all costs pertaining the design drawings and construction of the realigned minor road are to be borne by the applicant, SAVISA (Pty) Ltd;***
- 3.5 no advertisement or any other signs visible from the proclaimed road may be erected without the written approval of the Chief Engineer;***



- 3.6** *the owners is responsible for supplying sufficient water, the quality of which satisfies the prescribed standards, to the property. Should water from own sources be used, Council is to be notified in writing that the water is acceptable for human consumption and that the source can satisfy the needs of the proposed cellar;*
- 3.7** *a Water Quality Management Plan is to be submitted to the Department of Water Affairs as well as the Chief Engineer for approval. Only on receipt of the approval by the Department of Water Affairs will any building plans for the proposed Sonop Winery be approved;*
- 3.8** *on submission of the building plans for the proposed Sonop Winery, a development plan indicating the 35 metre building line, proposed winery, effluent disposal mechanisms as approved by Department of Water Affairs, proposed parking, storm water discharge, the re-aligned minor road 5/21 is to be submitted. The aforementioned is a prerequisite for the approval of the building plans for the Sonop Winery;*
- 3.9** *the owner is responsible for the hygienic collection and disposal of all refuse generated on the property to the satisfaction of the Chief Engineer.*



B KURTZ

7 A VAN TAAK  
CHIEF ENGINEER

Verwysing  
Reference  
Isalathiso PR22/29/87

Navrae  
Enquires  
Imibuzo B B Kurtz

Telefoon  
Telephone  
Ifowuni (021) 887-2900

37



DEPARTEMENT VAN EKONOMIESE SAKE,  
LANDBOU & TOERISME  
**Tak Vervoer**

DEPARTMENT OF ECONOMIC AFFAIRS,  
AGRICULTURE & TOURISM  
**Transport Branch**

ISEBE LEMICIMBI YEZOQOQOSHO,  
EZOLIMO NOKHENKETHO  
**iSebe ezoThutho**

The Survey Partnership  
Suite 221  
Postnet X  
**PAARL**  
7646

**Attn : Mr G Blows**

Sir

**APPLICATION IN TERMS OF ACT 21/1940 : DIVISIONAL ROAD 1123 : FARM 156/5,  
DIVISION PAARL**

1. In terms of section 9 OF Act 21/1940, the 95 metre building restriction is applicable along Divisional Road 1123. Approval is hereby granted for the waiving of the 95 metre building restriction to a 35 metre building line applicable along Divisional Road 1123.
2. A detailed development plan taking cognisance of the abovementioned as well as the proclaimed road reserve of Minor Road 5/21 is to be submitted to this office as well as the Chief Engineer of the Boland District Municipality.
3. Your co-operation is appreciated.

Yours faithfully

  
**DISTRICT ROADS ENGINEER**

bbk/af

Date : 30/03/2001.

Copy to:

38

The Acting Municipal Manager  
Boland District Municipality  
P O Box 100  
**STELLENBOSCH**  
7599

Your reference : 15/3/2/8/197  
(IP/00/09/00842)

**BOLAND DISTRIKSMUNISIPALITEIT  
BOLAND DISTRICT MUNICIPALITY**

DATUM / DATE : 2000-12-04

VERW. / REF : 15/3/2/8/197

BEAMPTTE / OFFICIAL : HD Boock  
X209

MEMORANDUM AAN / TO : Die Hoof Ingenieur  
Vir Aandag: Mnr P April

**PLAAS NO. 156/5: AANSOEK OM HERSONERING**

Daar is nie beswaar vanuit 'n gesondheidsoogpunt teen die aansoek nie, op voorwaarde dat:

1. Vaste en vloeibare afval afkomstig uit die kelder beskik word volgens die vereistes van die Departement van Waterwese en Bosbou.
2. Rioolverwydering deur die Plaaslike Owerheid se uitsuigdiens gelewer sal word soos aangedui in die verslag.
3. Watervoorsiening deur die eenaar onderneem word tot bevrediging van die Hoof Gesondheidsdienste of sy gedelegerde.
4. Daar by die Wynland Distriksraad se Vuillisverwyderingsdiens aangesluit word soos aangedui in die verslag.

Die uwe



**HD BOOCK**  
**Nms WAARNEMENDE HOOF: GESONDHEIDSDIENSTE**

H: P&ED

YVDB/cs  
15/4/1 (156) P

23 July 2002

Mr G E Blows  
The Survey Partnership  
Postnet X3036  
**PAARL**  
7620

Sir

**AMENDMENT OF REZONING APPROVAL: SONOP WINE CELLAR:  
REMAINDER OF PORTION 5 OF THE FARM SCHOON OORT NO. 156,  
PAARL DIVISION**

With reference to your letter P156/5 dated 19 April 2002 in the above regard, I have to inform you that the Planning and Economic Development Committee, on 9 July 2002, resolved as follows:

"That the first paragraph of the decision as set out in Council's letter with reference 15/4/1 (F156)P dated 27 August 2002, be rescinded and be replaced with the following:

'that approval be granted in terms of Section 16 of the Land Use Planning Ordinance, 1985 (Ordinance No. 15 of 1985) for the rezoning of ±4800m<sup>2</sup> of Farm No. 156/5, Paarl Division, from Agricultural Zone I to Agricultural Zone II in order to erect to wine cellar with a capacity of 1200 tons per annum, subject to the conditions laid down in terms of Section 42 of the Land Use Planning Ordinance, 1985 (Ordinance No. 15 of 1985) as set out in Council's letter 15/4/1 (F1546)P dated 27 August 2001".

Yours faithfully



**HEAD: CORPORATE SERVICES**

P&ED (5) - 9/7/2002

7YVDB3CS



Verwysing  
Reference  
Isalathiso

AN 87/25/4 Rmdr Farm 168/5



Navrae  
Enquiries  
Imibuzo

Ieptieshaam Kippie

Datum  
Date  
Umhla

10/10/02

**Departement van Omgewingsake en Ontwikkelingsbeplanning**  
**Department of Environmental Affairs and Development Planning**  
**ISEbe leMiclmbi yeNdalo esiNgqongileyo noCwanciso loPhuhliso**

Doug Jeffery Environmental Consultants (Pty) Ltd.

PO Box 44

Kiagmuts

7625

Tel : (021) 875 5272

Fax: (021) 875 5272

**Attention: Mr Doug Jeffery**

Dear Sir

**AMENDMENT OF CONDITION 2 OF THE RECORD OF DECISION DATED 02/05/01 GRANTING AUTHORISATION FOR THE CHANGE OF LAND-USE FROM AGRICULTURE TO ANY OTHER LAND-USE, ON A PORTION OF PORTION 5 OF THE FARM SCHOON OORT NO. 158, PAARL, IN ORDER TO ESTABLISH A WINERY IN TERMS OF SECTION 22 OF THE ENVIRONMENT CONSERVATION ACT 73 OF 1989.**

The above and your letter dated 25 June 2002 motivating for the amendment of Condition 2 of the above-mentioned Record of Decision, refers.

The Chief Director: Environmental Affairs in terms of GN R1183 of 5 September 1997, as amended, hereby amends the above-mentioned Record of Decision by the:

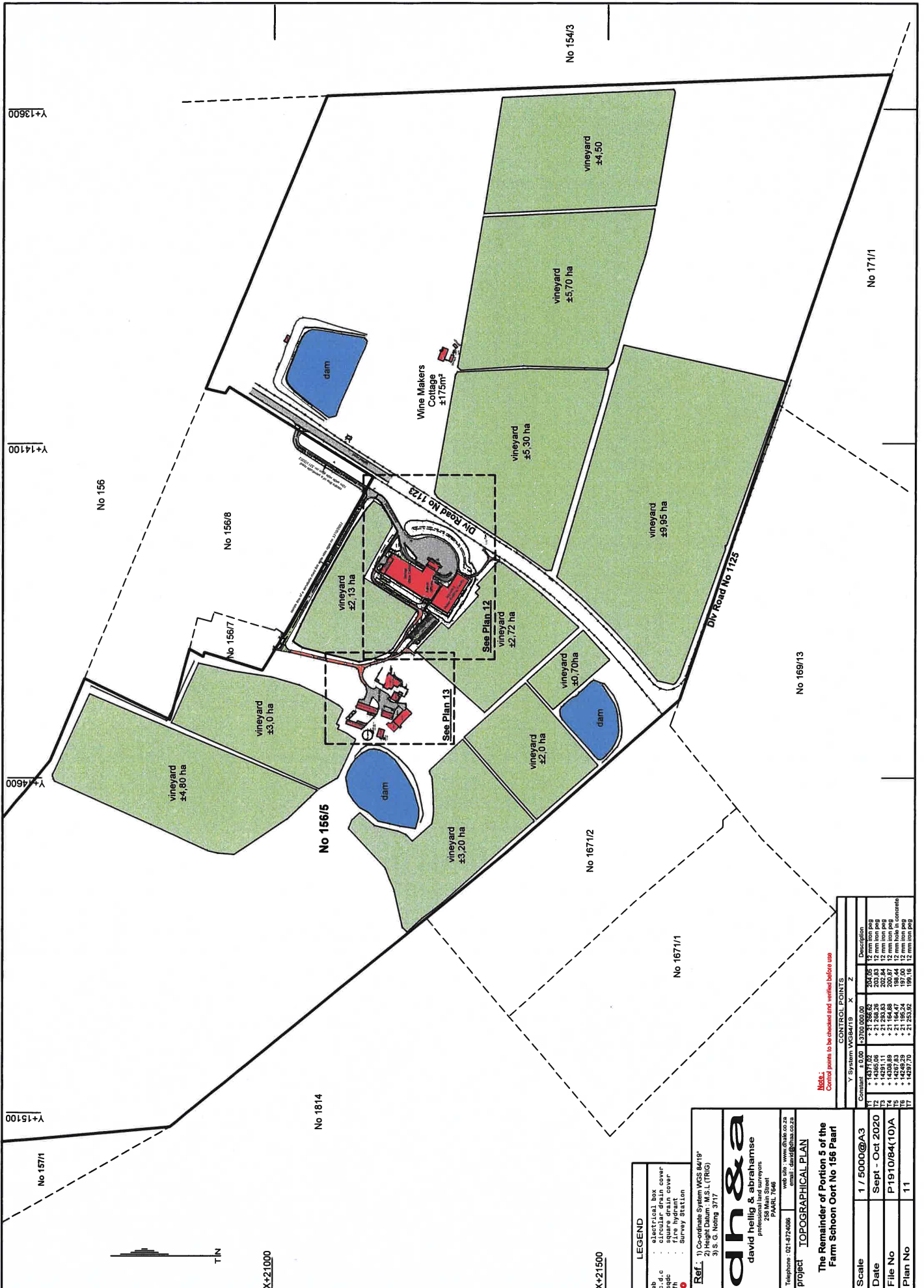
- Amendment of the mitigation measure as mentioned in Condition 2, thereof, with the following:

"The berm of the winery will be set back 36m from the road reserve."

All the Interested and Affected parties referred to in Condition 2 on page 5 of the Record of Decision must be informed of this amendment within 5 days of the date of issue of this letter.

Yours faithfully

**CHIEF DIRECTOR: ENVIRONMENTAL AFFAIRS**



**LEGEND**

- ab electrical box
- c.d.c circular drain cover
- gpc gas pipe cover
- fh fire hydrant
- Survey Station

Ref: 1) Cadastral System VWS 8419'  
 2) Height Datum M.S.L. (TRIG)  
 3) S.G. Noting 3717

**dh&a**  
 david heilig & abrahamse  
 professional engineers  
 258 Main Street  
 Paarl, 7660

web site: www.dh&a.co.za  
 email: david@dh&a.co.za

Telephone: 021-8724088

Project: **TOPOGRAPHICAL PLAN**

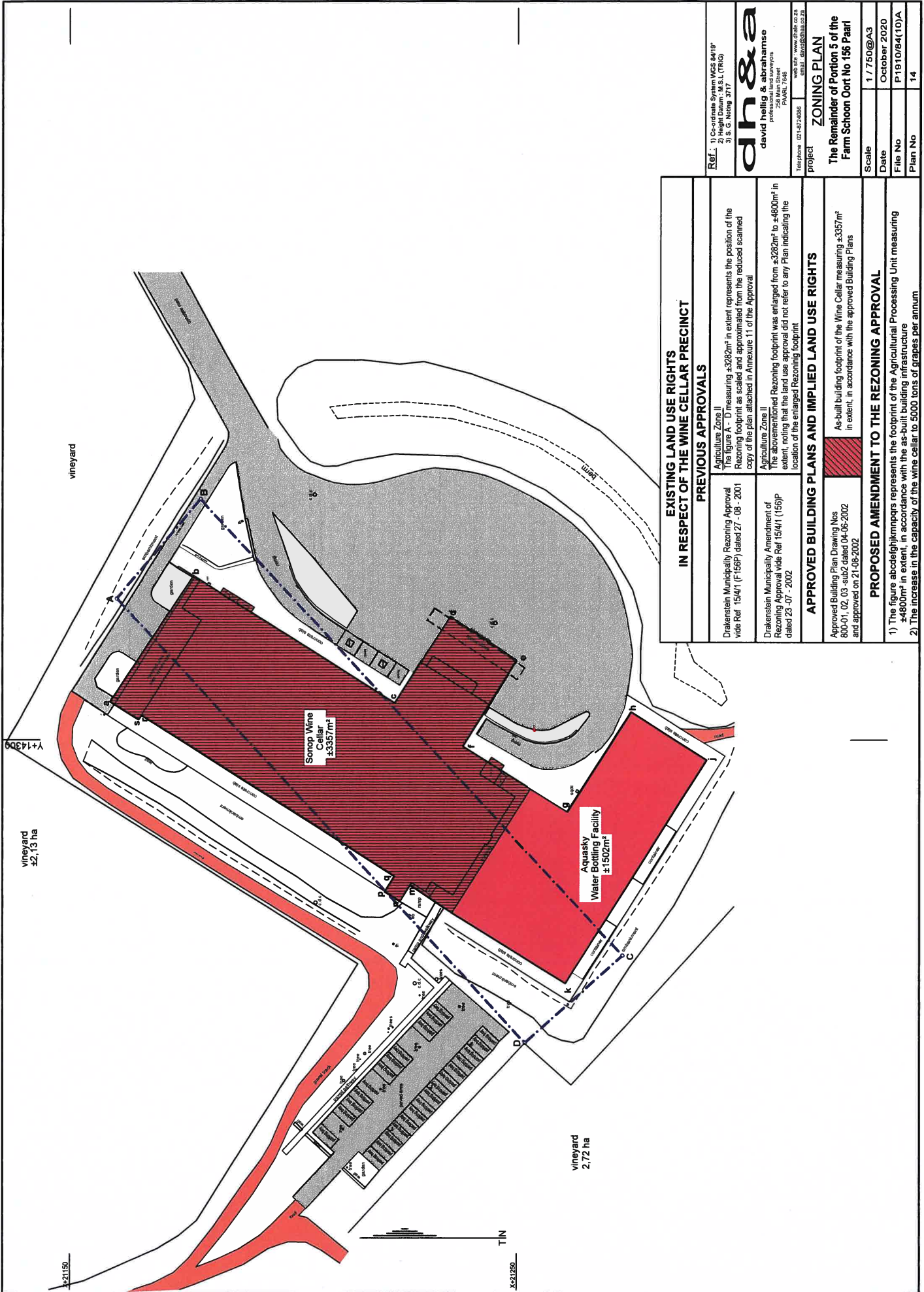
The Remainder of Portion 5 of the Farm Schoon Oort No 186 Paarl

Scale	1 / 5000@A3
Date	Sept - Oct 2020
File No	P-1910/B4(10A)
Plan No	11

CONTROL POINTS			
Y	X	Z	Description
Constant	±0.00	±3700.000.00	
11	+1497.02	+21286.62	204.05 12 mm iron peg
12	+1495.05	+21286.33	200.00 12 mm iron peg
13	+1495.05	+21286.33	200.00 12 mm iron peg
14	+1495.88	+21164.88	200.07 12 mm iron peg
15	+1496.23	+21186.24	197.00 12 mm iron peg
16	+1496.23	+21186.24	197.00 12 mm iron peg
17	+1497.70	+21253.92	199.16 12 mm iron peg

Note: Control points to be checked and verified before use.



EXISTING LAND USE RIGHTS IN RESPECT OF THE WINE CELLAR PRECINCT	
<b>PREVIOUS APPROVALS</b>	
Draaienstein Municipality Rezoning Approval vide Ref 15/41 (F158P) dated 27-08-2001	Agriculture Zone II The figure A - D measuring ±3282m <sup>2</sup> in extent represents the position of the Rezoning footprint as scaled and approximated from the reduced scanned copy of the plan attached in Annexure 11 of the Approval
Draaienstein Municipality Amendment of Rezoning Approval vide Ref 15/41 (158P) dated 23-07-2002	Agriculture Zone II The abovementioned Rezoning footprint was enlarged from ±3282m <sup>2</sup> to ±4800m <sup>2</sup> in extent, noting that the land use approval did not refer to any Plan indicating the location of the enlarged Rezoning footprint.
<b>APPROVED BUILDING PLANS AND IMPLIED LAND USE RIGHTS</b>	
Approved Building Plan Drawing Nos 800-01, 02, 03 -sub2 dated 04-06-2002 and approved on 21-08-2002	As-built building footprint of the Wine Cellar measuring ±3357m <sup>2</sup> in extent, in accordance with the approved Building Plans
<b>PROPOSED AMENDMENT TO THE REZONING APPROVAL</b>	
1) The figure abcdefghijklmnopqrs represents the footprint of the Agricultural Processing Unit measuring ±4800m <sup>2</sup> in extent, in accordance with the as-built building infrastructure	
2) The increase in the capacity of the wine cellar to 3000 tons of grapes per annum	

Ref: 1) Co-ordinate System WGS 84/19  
2) Height Datum: M.S.L. (TRIG)  
3) S.G. Noing 3717

**dn&a**  
david heilig & abrahamse  
professional land surveyors  
1111 PEARL, 1568

Telephone: 051-8724086  
Web Site: www.dn&a.co.za  
Email: dn&a@dn&a.co.za

Project: **ZONING PLAN**  
The Remainder of Portion 5 of the  
Farm Schoon Oort No 156 Paarl!

Scale: 1 / 750 @ A3  
Date: October 2020  
File No: P1910/84(10)A  
Plan No: 14





4201

# Memo

**To:** EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT  
(ATTENTION: Earl Cyster)

**From:** MANAGER: INFRASTRUCTURE MANAGEMENT

**Enquiries:** L. PIENAAR

**Collaborator number:** 1013057\_578018

**Reference number:** 15/4/1 (F156/5) P (0213)

**Date:** 19 February 2021

**Subject:** PROPOSED AMENDMENTS OF PREVIOUS APPROVALS: THE REMAINDER OF PORTION 5 OF THE FARM SCHOON OORT NO 156, 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.

## INFORMATION REQUIRED/OUTSTANDING

1. Nil

## THE FOLLOWING CONDITIONS WILL APPLY

### 1. STREETS

- 1.1. Any new roads/streets and accesses will be the responsibility of the developer, including all internal and bulk connectors; and
- 1.2. *Access is onto a proclaimed main road, therefore the approval from the Provincial Roads Engineer (PRE) is required.*

### 2. TRAFFIC

- 2.1. 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.

### **3. STORMWATER**

- 3.1. Any new stormwater networks will be the responsibility of the developer, including all internal and bulk connectors;
- 3.2. Pollution control measures to mitigate chemical and solid pollution must be provided at inlet and outlet structures as may be relevant;
- 3.3. Only pre-development run-off of a 1:5 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;
- 3.4. 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;
- 3.5. Any organic waste (manure, compost, etc.) must be stored in such a way so that between removals there shall be no chance of polluted storm water run-off taking place, especially during the rainy season; and
- 3.6. 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.

### **4. WATER**

- 4.1 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;
- 4.2 ***All boreholes on the premises to be registered at Drakenstein Municipality and the Department of Water and Sanitation (DWS);***
- 4.3 The developer will be required to connect to future Drakenstein Municipal networks when it is provided;
- 4.4 Water saving devices shall be installed in toilets, bathrooms and basins;
- 4.5 Any existing system that is to remain shall be upgraded to minimum municipal standards; and
- 4.6 Any upsizing and/or upgrading required will be for the developer account.

### **5. WASTEWATER SERVICES**

- 5.1 The developer will be responsible to connect to future municipal networks when it is provided;
- 5.2 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;
- 5.3 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;

5.5 ***Any on-site treatment works will require the necessary authorisations, prior to the approval of any construction/building plan and be completed prior to any occupancy certificate being issued;***

5.6 Any upsizing and/or upgrading required will be for the developer account; and

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

## 6. SOLID WASTE

6.1. 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

6.2. 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.

## 7 DEVELOPMENT CHARGES

7.1 Based on the information provided in the application, the Development Charge payable by the developer is **R36 465.00** (Excl vat). The levy is valid until 30 June 2021 where after a new calculation is required. The value has been calculated as follows:

- Water = R5 014.00
- Sewer = R2 305.00
- Roads =R19 958.00
- Stormwater = R3 580.00
- Solid Waste = R5 608.00

7.2 ***Note that the Development Charge calculated will only be applicable on the approved SDP provided in the application. If the developer wishes to increase the GLA in future, the Development Charge will be recalculated as per amended SDP.***

## 8 GENERAL

8.1 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;

8.2 The developer is responsible for the funding of all connections to the bulk services and all internal works;

8.3 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;

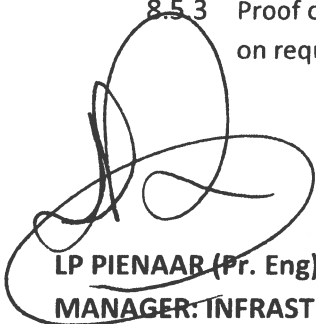
8.4 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;

8.5 The above conditions are to be complied with in stages;

8.5.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;

8.5.2 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

8.5.3 Proof of compliance for the requirements associated with long term operations must be available on request.



**LP PIENAAR (Pr. Eng)**  
**MANAGER: INFRASTRUCTURE MANAGEMENT**

I:\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2021\comments\Farm 156 portion 5, Amendment of Previous Approvals.docx  
LP/wf



New

R 1,919,787 R 943,382 R 8,117,283 R 1,100,901 R 1,931,890

TOTAL

186.99 99.41 23.94 10.47 111.93

DEVELOPMENT CHARGE PER SERVICE

EXEMPTIONS PER SERVICE (%)

VALUE APPLICABLE EXEMPTIONS

DEVELOPMENT CHARGE PER SERVICE WITH EXEMPTIONS

APPLICABLE CREDITS (%)

APPLICABLE CREDITS (R)

TOTAL DEVELOPMENT CHARGE PAYABLE (EXCLUDING VAT)

VAT (5%)

TOTAL DEVELOPMENT CHARGE PAYABLE (INCLUDING VAT)

Application Processed by:

Signature:

Warner Felix

R 5,014 R 2,305 R 3,580 R 5,608 R 49,894

60%

R R R R 29,936

R 5,014 R 2,305 R 3,580 R 5,608 R 19,958

0%

R 0

R 36,465

R 5,470

R 41,935

Description of	Agricultural small holdings	Industrial Light		
	Existing Farm	Existing Cellar		

15-Feb-20

existing land use	Agricultural small holdings	Industrial Light	Industrial Light	Industrial Light	
	Existing Farm	Existing Cellar	Addition to Existing		
Description of proposed land use					#REF!

Date

Payment Received (R)

Date Payment Received  
Receipt Number



**DRAKENSTEIN**  
MUNISIPALITEIT • MUNICIPALITY • UMASIPALA  
Paarl | Wellington | Gouda | Saron | Simondium

1207 831 60

+27 21 807 4500 +27 21 872 8054  
www.drakenstein.gov.za  
registry@drakenstein.gov.za  
Civic Centre, Berg River Boulevard, Paarl 7646

**To:** **Manager: Land Use Planning and Surveying  
(Attention: E Cyster)**

**From:** **Manager: Environmental Management**

**Enquiries:** **C. WINTER**

**Collaborator number:** **N/A**

**Reference number:** **15/4/1 (156/5)P**

**Date:** **04 FEBRUARY 2021**

**Subject:** **COMMENTS – APPLICATION FOR AMENDMENT OF PREVIOUS APPROVALS  
ON THE REMIANDER OF PORTION 5 OF THE FARM SCHOON OORT NO 156,  
PAARL**

Reference is made to the above-mentioned application that is submitted in terms of the Drakenstein Municipality: Municipal Land Use Planning By-Law, 2018 for the amendment of previous approval to increase the capacity of the wine cellar from 1200 tons to 5000 tons of grapes per annum, with no increase in the wine cellar building's footprint itself.

1. According to the Draft Drakenstein Environmental Management Framework the site contains no sensitive environmental vegetation or any other significant environmental features which may be severely impacted by the proposed expansion.
2. The written correspondence between Mr. Doug Jeffrey and Mr. Petrus Bosman, dated 08 September 2020, is noted. The applicant is to please provide in writing to this Division, the amount of effluent in m<sup>3</sup> that is expected to be treated per day with the proposed expansion of the production activities in the wine cellar.
3. The onus remains on the applicant to liaise with the Department of Water Sanitation to ascertain whether their current water use license requires an amendment for the increased treatment of effluent that is expected with the proposed expansion.

The Environmental Management Division has no objection to this application.

Yours faithfully

.....  
**C. WINTER**  
**MANAGER: ENVIRONMENTAL MANAGEMENT**