



Enquiries: E Cyster
Contact number: 021 807 4770
Reference: 15/4/1 (F1740) P
Date: 01 March 2023

EC/JA
15/4/1(F1740) P

Willie Steyn
1 Flambeau Street North
Courtrai
PAARL

Williesteyn1960@gmail.com

Sir

APPLICATION FOR A CONSENT USE AND DEPARTURE: FARM 1740 PAARL DIVISION

Your above mentioned application 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 **Consent use** on Farm 1740 Paarl Division, to utilise the existing old wine cellar of 395 m² on the subject property as a function venue for 80 people; as indicated on the Ground Floor plan drawn by TV3, Ref: P3661/C/201, dated 14 December 2020, (**Annexure C**).
 - 1.2 **Consent use** for the development of a building for agricultural processing measuring 630 m², as indicated on the site development plan drawn by Willie Steyn Land Use Planner, Ref BK12, dated 30 July 2021, (**Annexure B**);
 - 1.3 **To exceed** the permissible threshold of 1500m² and the total number of people allowed for visitor's accommodation, as indicated on the site development plan drawn by Willie Steyn Land Use Planner, Ref BK12, dated 30 July 2021, (**Annexure B**);
2. The approvals mentioned in Paragraphs 1.1 to 1.3 above be subject to the following conditions, laid down in terms of Section 66 of the Drakenstein By-Law on Municipal Land Use Planning, 2018:
 - 2.1 Adherence to the conditions laid down by the Drakenstein Municipality: Civil Engineering Services Division, in its memorandum dated 30 September 2021 (reference number 15/4/1 (F1740/0) P (1596), (**Annexure D**);

2./...

- 2.2 Adherence to the conditions laid down by the Drakenstein Municipality: Electro-Technical Engineering Services Division, in its memorandum dated 16 August 2021 (reference number 1740), **(Annexure E)**;
 - 2.3 This approval only applies to the application in question and shall not be construed as authority to depart from any legal prescriptions or requirements;
 - 2.4 The proposal take place largely in accordance with the site development plan, **(Annexure B and C)**;
 - 2.5 No new buildings are to be erected or existing structures altered without the approval of building plans by Council;
 - 2.6 Energy-saving devices such as are contained in the Drakenstein Municipality's Green Building Manual be made use of as far as possible;
 - 2.7 The applicant ***must*** institute water conservation measure such as rainwater harvesting, grey water recycling and similar technical advancements such as low flow shower heads, dual flush toilets and water-wise gardens;
 - 2.8 Any amendments to the application are subject to the relevant approval;
 - 2.9 Should the applicant fail to comply with any of the above conditions, the 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 will not deviate from the existing agricultural character nor will it have any negative impact on the surrounding properties;
 - 3.2 The proposed uses can be seen as a mere extension of the previously approved tourist facilities;
 - 3.3 The proposed uses will not affect the existing activities on Farm 1740 Paarl;
 - 3.4 The proposed uses will complement the farms existing tourist facility and will provide the sustainability of the agricultural entity;
 - 3.5 The farm enjoys good accessibility and is therefore ideal to attract tourists and potential clients;
 - 3.6 Adequate space exist to provide parking for visitors;
 - 3.7 No objections were received from abutting land owners;
 - 3.8 No viable agricultural land will be lost; and
 - 3.9 Agriculture and the tourist industry are two of the main income generators in the rural area and the approval of this application will benefit both industries.

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 By-Law on Municipal Land Use Planning, 2018, by any person whose rights are affected by the decision, within **21 days** from the date of registration of the letter. This 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 public participation process and **the objectors** of their right of appeal – proof of notification **must** be provided. The appeal procedures are set out in Section 80 of the above-mentioned by-law (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

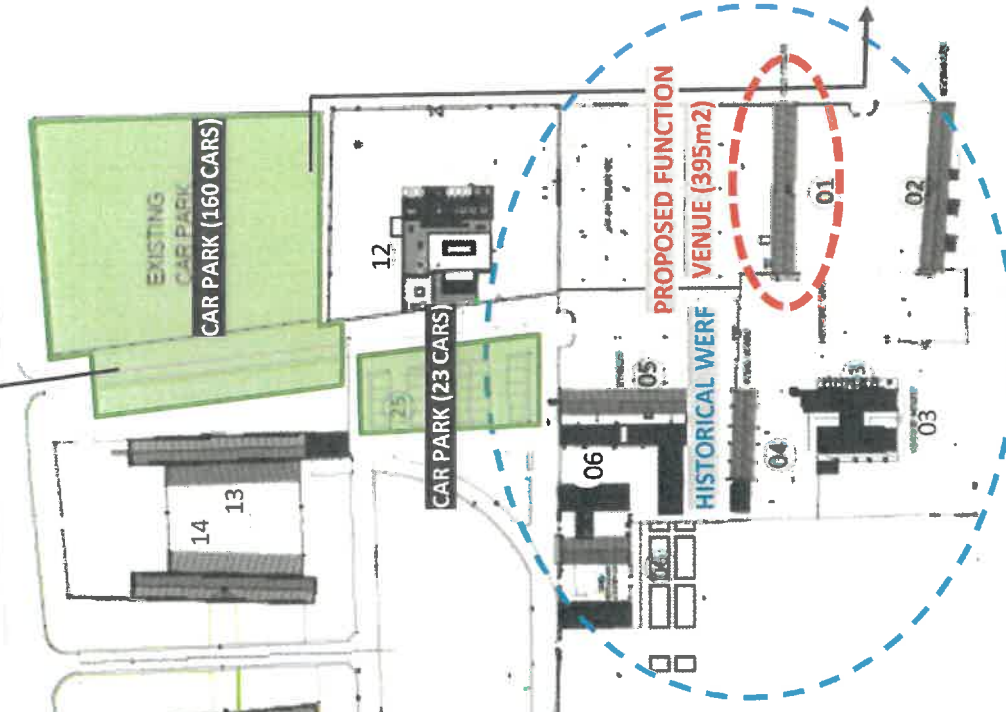


H. G. STRIJDOM
MANAGER: LAND DEVELOPMENT MANAGEMENT

ANNEXURE B



TO FARM ACCESS ON MR 205



PROPOSED AGRICULTURAL PROCESSING (630m²)

PROPOSED FUNCTION VENUE (395m²)

HISTORICAL WERF

PARKING AVAILABLE: 219 / PARKING REQUIRED: 185

Facilities	GLA/Rooms/Capacity	Parking required
Farm 956 Paarl	1400m ² GLA	2/100m ² GLA = 28 bays
Museum	1400m ² GLA	4 per 100m ² GLA = 20 bays
Farm 1740 Paarl	590 m ² GLA	4 per 100m ² GLA = 15 bays
Wine tasting and sales facilities	376 m ² GLA	8 per 100m ² GLA = 56 bays
Gift shops	717 m ² GLA	1/person = 8 bays
Restaurant	8 persons	26 rooms (46 persons) = 26 bays
Health spa	26 rooms (46 persons)	8 per 100m ² GLA = 32 bays
Accommodation facilities	395 m ² GLA	Total: 185 bays
Proposed Function Venue		

EXISTING BUILDINGS			
No.	Building Type	Use Category	Size
01	Wine storage	Agricultural processing	395m ²
02	Photographic studios	Visitors' facility	458m ²
03	Manor house	Dwelling house	455m ²
04	Fowl house	Agricultural building	225m ²
05	Shops & toilets	Visitors' facility	851m ²
06	Restaurant	Visitors' facility	717m ²
07	Guest cottages	Additional dwelling units	625m ²
08	Guest house	Visitors' accommodation	375m ²
09	Health spa	Visitors' facility	988m ²
10	Garden store & nursery	Agricultural building	465m ²
11	Staff housing	Employee housing	150m ²
12	Guest house	Visitors' accommodation	630m ²
13	Farm shed & offices	Agricultural building	1421 m ²
14	Juice cellar	Agricultural processing	440m ²
15	Wine cellar	Agricultural processing	2922m ²
16	Wine tasting room	Visitors' facility	590m ²
17	Storage	Agricultural building	669m ²
18	Olive cellar	Agricultural processing	630m ²
		Current application	



Base Info
MR Architects

Ref. BK12
Date 30/7/2021

Scale
NTS

FARM 1740 PAARL SITE DEVELOPMENT PLAN (SHEET 3: WERF LAYOUT)

WILLIE STEYN
Tch. Pin (B/8074/1998)
LAND USE PLANNER
082 757 2449



Memo

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

From: MANAGER: INFRASTRUCTURE MANAGEMENT

Enquiries: L. PIENAAR

Collaborator number: 1766445

Reference number: 15/4/1 (F1740/0) P (1596)

Date: 30 September 2021

Subject: APPLICATION FOR CONSENT USE AND DEPARTURE: FARM 1740/0 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 onto a proclaimed road, the Provincial Road Engineer's approval 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 traffic calming measures.

2. STORMWATER

- 2.1. Any new stormwater networks will be the responsibility of the developer, including all internal and bulk connectors.

- 2.2. Pollution control measures to mitigate chemical and solid pollution must be provided at inlet and outlet structures as may be relevant;
- 2.3. 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;
- 2.4. Contaminated run-off (washing water, stormwater, etc) must be disposed of in such a manner so as not to cause any pollution to surface, groundwater or create a nuisance;
- 2.5. 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
- 2.6. 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 0.02m³/m² 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 Any upsizing and/or upgrading required will be for the developer account;
- 3.6 ***Any abstraction from any natural water source on the property must be metered (type of meter to be confirmed by the Department of Water and Sanitation).***

4. WASTEWATER SERVICES

- 4.1 ***The developer must apply for a permit at the municipality to discharge the effluent from the olive oil processing to Paarl Waste Water Treatment Works (WWTW). A municipal official from the Scientific Services department will do the testing of the effluent and the assessment of the onsite pre-treatment process;***
- 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;

- 4.5 ***No raw effluent may be sent to the WWTW in bulk. A maximum of 500L daily can be accepted but the quality of the effluent is to be as stated in the municipal by-law;***
- 4.6 The Operation and Management system must be discussed with and approved by Drakenstein Municipality Civil Engineering Services Department;
- 4.7 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;
- 4.8 Any upsizing and/or upgrading required will be for the developer account; and
- 4.9 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, the Development Charge payable by the developer is **R332,510.00** (Excl vat). The levy is valid until 30 June 2022 where after a new calculation is required. The value has been calculated as follows:
- Water = R 0.00
 - Sewer = R16,738.00
 - Roads =R275,528.00
 - Stormwater = R13,016.00
 - Solid Waste = R27,228.00

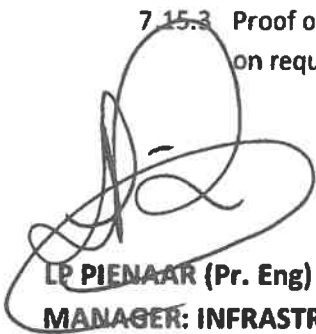
- 6.2 Note that the Development Charge calculated will only be applicable to the approved SDP provided in the application. If the developer wishes to increase the Gross Leasable Area of the development in future, resulting in an additional impact on engineering services, this department will investigate whether the developer is liable for the payment of Development Charges within the given legislative and policy frameworks.

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;
- 7.13 A comprehensive operational infrastructure management plan shall be drawn up and submitted for approval by the Civil Services Department;
- 7.14 A set of accurate as built-drawings as per Drakenstein Municipality: Civil Engineering Department's Standards must be submitted at the practical completion inspection;
- 7.15 The above conditions are to be complied with in stages;
- 7.15.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 7.15.2 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
- 7.15.3 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 1740 portion 0 Paarl - Consent Use and Departure.docx
LP/gm

Payment Received (P)
Date Payment Received:
Receipt Number:

Agricultural small holdings	Office	Industrial Light		
Existing Farm	Function Venue	Processing Facility		
o	o	o	o	o
#REF!				



Memo

To: Senior Manager: Spatial Planning & Development
For attention: W Hendricks/H Strijdom/C van der Bank

From: Manager: Planning and Customer Services

Enquiries: L Laing

Reference number: 1740

Date: 16 August 2021

Subject: **APPLICATION FOR CONSENT USE, ERF 1740, PAARL**

Time Limit on Conditions: These conditions will be limited to a period of one (2) years from the date as on the covering memo from this department. After this period a re-application has to be submitted for approval by this department.

1. INFORMATION REQUIRED/OUTSTANDING

1.1. None.

2. THE FOLLOWING CONDITIONS WILL APPLY

- 2.1. Only one service cable connection per erf is allowed.
- 2.2. No trees or any type of structures may be erected under or near any new or existing electrical infrastructure.
- 2.3. All electrical equipment shall comply with Drakenstein Municipality standards and have twenty four hour access for maintenance purposes.
- 2.4. A service level agreement between the municipality and the owner or developer of above mentioned erf have to be arrange at Electro-Technical Service Department (Planning and Design division - Chief Engineering Technician) in the case where a request for the change and or upgrade of the existing supply is required.

3. GENERAL

- 3.1. NRS069 Network recovery cost will apply for any additional load requirement for this development and will be calculated according to the following as indicated in approved tariffs: **R 4 294.00 per KVA (V.A.T. included)**. The cost as mentioned above is valid until 30 June 2022 and will escalate thereafter for each upcoming financial year which is between 1 July and 30 June.

- 3.2. The developer will be responsible to carry all cost of the electrical installation.
- 3.3. All upgrade and service costs must be paid at the finance section in cash before any service connection may be rendered.
- 3.4. A private registered electrical consultant and installation electrician shall be used to do all reticulation designs, installations and alterations according to SANS 10142, Occupational Health and Safety Act (Act 85 of 1993) and Drakenstein Municipal by-laws prior to the development.
- 3.5. A certificate of compliance and occupational certificate has to be handed over to the Electro-Technical Service Department (Service section) on the day the service is rendered or as the case may be.

The Manager: Planning and Customer Services with reference to the services and conditions has no objection to this application.

Yours faithfully

L LAING

MANAGER: PLANNING AND CUSTOMER SERVICES

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