

**MUNISIPALITEIT DRAKENSTEIN**  
**AMPTELIKE KENNISGEWING: AANSOEK IN TERME VAN ARTIKELS 15(2) VAN DIE DRAKENSTEIN VERORDENING**  
**OP MUNISIPALE GRONDGEBRUIKBEPLANNING 2018 OM VERGUNNINGSGEBRUIKE EN AFWYKING:**  
**PLAAS 1740 PAARL**

Kennis geskied hiermee ingevolge die Drakenstein Verordening op Munisipale Grondgebruikbeplanning 2018 dat 'n aansoek soos hieronder uiteengesit ingedien is by die Drakenstein Munisipaliteit se Afdeling Grondgebruikbeplanning. 'n Volledige kopie van die aansoek is ter insae en kan aangevra word deur te skakel of 'n teksboodskap (SMS) met 'n epos adres te stuur na 0827572449:

Onderwerpeïendom: Plaas 1740 Afdeling Paarl (Babylonstoren)  
Ligging: Simondium-Klapmutspad  
Aansoeker: Willie Steyn, namens eienaar (Kontak no: 0827572449)  
Eienaar: Babylonstoren Edm Bpk  
Groottes: 193,6634 ha  
Huidige Sonering: Landbousone  
Voorstel: **Aansoek vir:**  
a) **Vergunningsgebruike om:**  
Die bestaande ou wynkelder van 395 m<sup>2</sup> dekking op die onderwerpeïendom aan te wend as 'n funksielokaal vir 80 mense;  
'n Gebou van 630 m<sup>2</sup> dekking te ontwikkel vir landbouverwerking; en  
b) **Afwyking van die maksimum toelaatbare vloeroppervlakte van 1500 m<sup>2</sup> vir besoekersfasiliteite op die onderwerpeïendom**

Gemotiveerde besware of kommentare kan skriftelik ingehandig word by die Stadsbestuurder, Drakenstein Munisipaliteit, Posbus 1, Paarl, 7622 of elektronies by [customercare@drakenstein.gov.za](mailto:customercare@drakenstein.gov.za). Neem kennis dat inhandiging moet voldoen aan Artikel 50 van die Drakenstein Verordening op Munisipale Grondgebruikbeplanning 2018 en dat dit die Munisipaliteit moet bereik binne 30 dae vanaf die datum van die kennisgewing.

Sluitingsdatum vir kommentaar: 17/9/2021

Kennisgewingdatum: 18/8/2021

**DRAKENSTEIN MUNICIPALITY**  
**OFFICIAL NOTICE: APPLICATION IN TERMS OF SECTIONS 15(2) OF THE DRAKENSTEIN BY-LAW ON MUNICIPAL**  
**LAND USE PLANNING 2018 FOR CONSENT USES AND DEPARTURE:**  
**FARM 1740 PAARL DIVISION**

Notice is hereby given in terms of the Drakenstein By-Law on Municipal Land Use Planning, 2018 that an application as set out below has been submitted to the Drakenstein Municipality Land Use Planning Section. A comprehensive copy of the application is available for viewing and can be requested by calling or sending a text message (SMS) with an email address to 0827572449:

Subject Properties: Farm 1740 Paarl Division (Babylonstoren)  
Location: Simondium-Klapmut Road  
Applicant: Willie Steyn, on behalf of the owner (Contact no: 0827572449)  
Owner: Babylonstoren Pty Ltd  
Property Sizes: **193,6634 ha**  
Zonings: Agriculture Zone  
Proposal: Application for:  
a) Consent uses to:

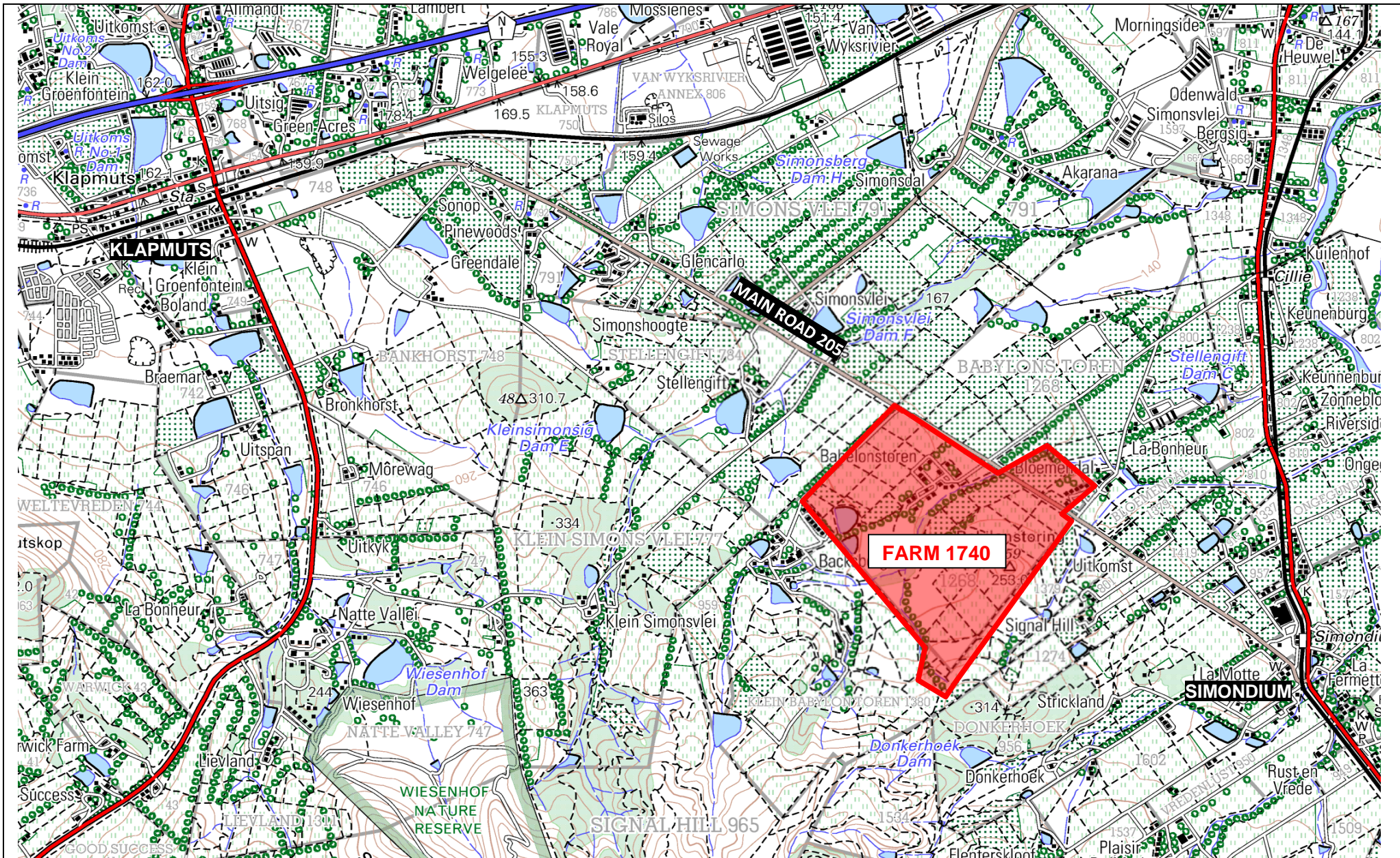
- Utilise the existing old wine cellar of 395 m<sup>2</sup> coverage on the subject property as a function venue for 80 people;
- Development of a building for agricultural processing with 630 m<sup>2</sup> coverage; and
- b) A departure from the maximum total permissible coverage of 1500 m<sup>2</sup> for visitors' facilities on the property.

Motivated objections or comments can be lodged in writing to the City Manager at Drakenstein Municipality, PO Box 1, Paarl, 7622 or electronically to [customercare@drakenstein.gov.za](mailto:customercare@drakenstein.gov.za). Note that submissions must comply with Section 50 of the Drakenstein By-Law on Municipal Land Use Planning 2018 and must reach the Municipality within 30 days from the date of the notification.

Closing date for comments: 17/9/2021

Notification date: 18/8/2021





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

**PLAAS 1740, PAARL  
 LOCATION**

Verw./Ref.  
 BK12

Datum/Date  
 24/3/2021

Basis/Base Info  
 3318DD

Skaal/Scale  
 NVS/NTS





DAVID HELLIG & ABRAHAMSE, LAND SURVEYORS

OFFICE COPY

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES System WG 19		S.G. No 373/2009	
		Y	X		
	Constant	±	0,00	+3 700 000,00	
AB	890.22	302 31 50	A	+ 7 094,87	+ 43 560,13
BC	63.20	249 10 50	B	+ 8 344,32	+ 44 038,85
CD	269.19	238 34 30	C	+ 6 285,25	+ 44 016,39
DE	241.65	325 58 50	D	+ 6 055,55	+ 43 876,04
EF	16.92	253 47 50	E	+ 5 920,35	+ 44 076,33
FG	120.35	332 59 50	F	+ 5 904,10	+ 44 071,61
GH	58.61	327 26 40	G	+ 5 849,46	+ 44 178,84
HJ	86.07	60 26 50	H	+ 5 817,92	+ 44 228,24
JK	58.14	60 28 20	J	+ 5 892,79	+ 44 270,69
KL	96.93	303 54 30	K	+ 5 943,38	+ 44 299,34
LM	1416.52	37 44 57	L	+ 5 882,94	+ 44 353,42
MN	50.59	36 16 40	M	+ 6 730,14	+ 45 473,46
NP	97.03	17 33 10	N	+ 6 780,07	+ 45 514,24
PQ	169.72	22 03 10	P	+ 6 789,33	+ 45 606,75
QR	3.29	249 58 40	Q	+ 6 853,05	+ 45 764,05
RS	3.86	270 00 00	R	+ 6 849,96	+ 45 762,92
ST	18.81	284 09 20	S	+ 6 846,10	+ 45 762,92
TU	2.96	279 20 00	T	+ 6 827,86	+ 45 767,52
UV	3.06	270 00 00	U	+ 6 824,94	+ 45 768,00
VW	3.04	260 00 30	V	+ 6 821,88	+ 45 768,00
WX	3.05	250 04 50	W	+ 6 818,88	+ 45 767,47
XY	2.47	239 54 40	X	+ 6 816,01	+ 45 766,43
YZ	5.01	326 58 30	Y	+ 6 813,87	+ 45 765,19
ZA1	65.39	54 08 40	Z	+ 6 811,14	+ 45 769,39
A1B1	162.43	137 40 00	A1	+ 6 864,14	+ 45 807,69
B1C1	181.89	227 08 10	B1	+ 6 966,79	+ 45 695,01
C1D1	142.75	151 19 10	C1	+ 6 833,47	+ 45 571,28
D1E1	115.73	232 20 10	D1	+ 6 901,98	+ 45 446,04
E1F1	1507.24	140 43 50	E1	+ 6 810,37	+ 45 375,33
F1A	931.98	225 55 20	F1	+ 7 764,40	+ 44 208,45

159 Babylon Toren	Δ	+ 6 315,69	+ 44 731,87
60 Simon	Δ	+ 6 733,20	+ 50 785,48

**Beacon Description**  
 All beacons 16 mm iron peg, except  
 A iron standard  
 B 20 mm iron peg next to iron rail fence post  
 C D L A1 F1 20 mm iron peg  
 M 12 mm iron peg in stone cairn

The figure **ABCDEF GHJKLMNPQRSTUVWXYZA1B1C1D1E1F1** represents **193,8634 hectares** of land being **The Farm No 1740 and comprising 1) - 2) as enumerated on Sheet No 2** situate in **the Drakenstein Municipality** Administrative District of **Paarl** Province of the Western Cape Surveyed between **February 2007 and October 2008** by us, **D S HELLIG S G DREYER** PLS 0256 PLS 1028 Land Surveyors

This diagram is annexed to No. **C.C.T. 61665/2010** dated i.f.o. Registrar of Deeds

The original diagrams are as enumerated on Sheet No 2

File No. Paarl-1  
 S.R. No. **E2621/2008**  
 Comp. BH - 8BDA (3764)  
 BH - 8BDB (3765)  
 LPI 0055XXXX

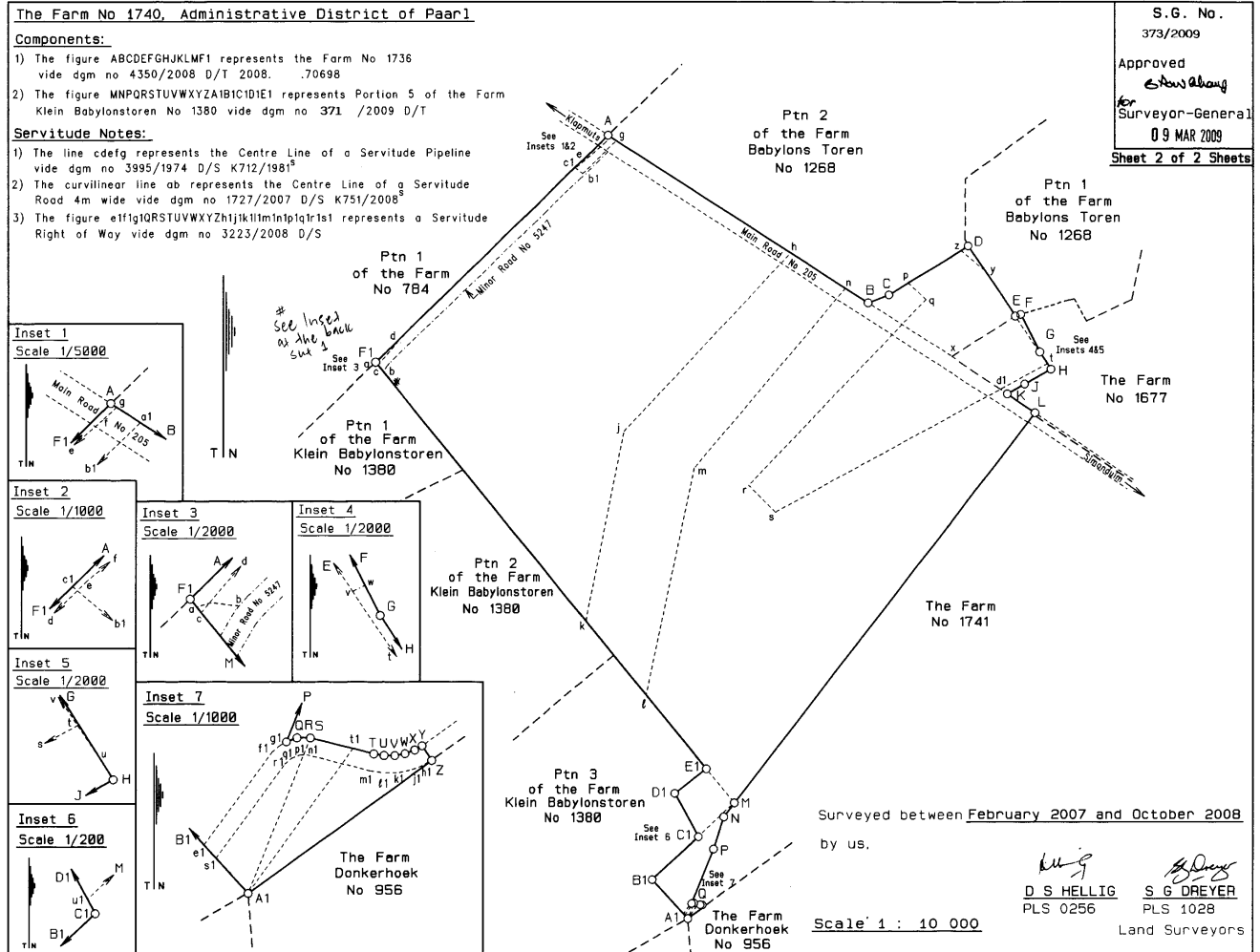
**The Farm No 1740, Administrative District of Paarl**

**Components:**

- 1) The figure ABCDEFGHJKLMF1 represents the Farm No 1736 vide dgm no 4350/2008 D/T 2008. .70698
- 2) The figure MNPQRSTUUVWXYZA1B1C1D1E1 represents Portion 5 of the Farm Klein Babylonstoren No 1380 vide dgm no 371 /2009 D/T

**Servitude Notes:**

- 1) The line cdefg represents the Centre Line of a Servitude Pipeline vide dgm no 3995/1974 D/S K712/1981<sup>s</sup>
- 2) The figure curvilinear line ab represents the Centre Line of a Servitude Road 4m wide vide dgm no 1727/2007 D/S K751/2008<sup>s</sup>
- 3) The figure e1f1G1RSTUUVWXYZ1h1j1k1l1m1n1p1q1r1s1 represents a Servitude Right of Way vide dgm no 3223/2008 D/S



S.G. No.  
373/2009  
Approved  
*E. Shaw*  
for Surveyor-General  
09 MAR 2009  
Sheet 2 of 2 Sheets



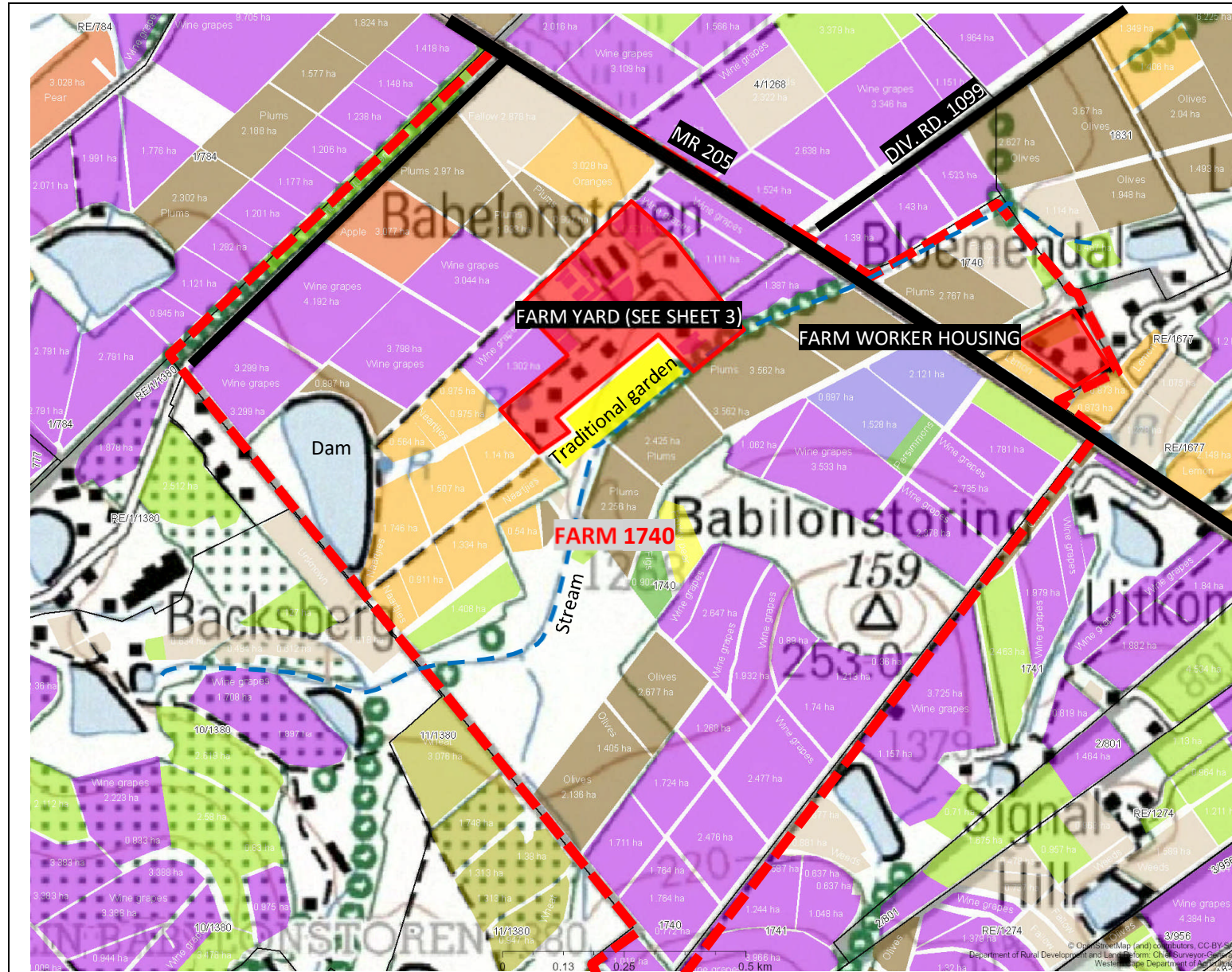
**WILLIE STEYN**  
Tch. Pln (B/8074/1998)  
**LAND USE PLANNER**  
082 757 2449

**FARM 1740 PAARL**  
**SITE DEVELOPMENT PLAN**  
**(SHEET 1: BOUNDARY DESCRIPTION)**

Ref.  
BK12  
Date  
30/7/2021

Base Info  
SG  
Scale  
NTS






**AGRICULTURAL UTILISATION**

- Citrus fruits
- Grains and mixed
- Grapes
- Nuts
- Planted pastures
- Pome fruit
- Stone fruit
- Sub tropical fruit and other
- Tree fruit - other
- Other crops

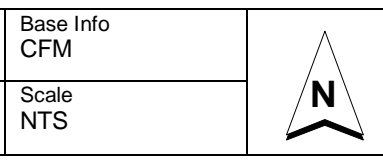
**FARM WORKER HOUSING LAYOUT**

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

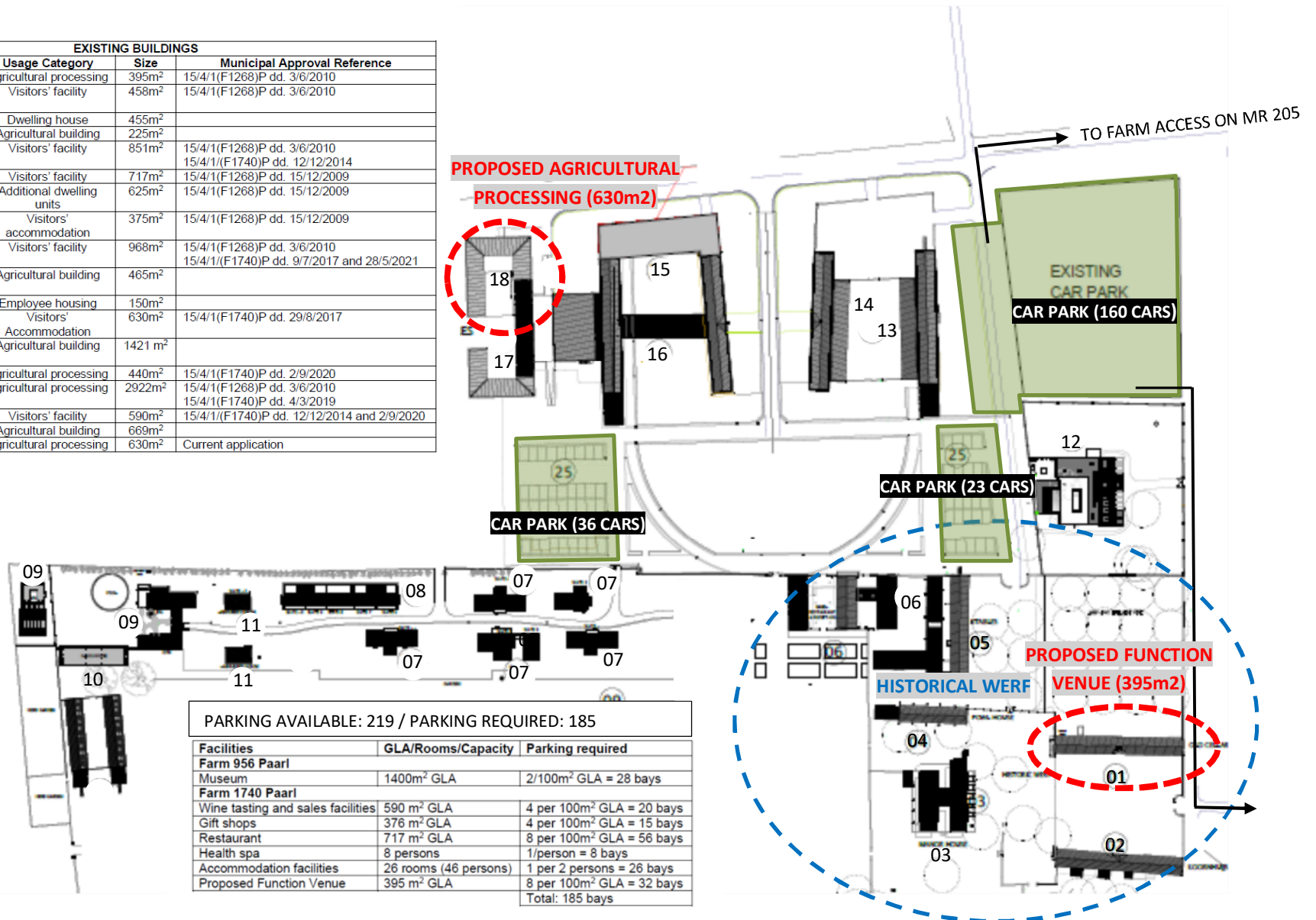
**FARM 1740 PAARL  
SITE DEVELOPMENT PLAN  
(SHEET 2: FARM LAYOUT)**

Ref. BK12	Base Info CFM
Date 30/7/2021	Scale NTS





EXISTING BUILDINGS				
No.	Building Type	Usage Category	Size	Municipal Approval Reference
01	Wine storage	Agricultural processing	395m <sup>2</sup>	15/4/1(F1268)P dd. 3/6/2010
02	Photographic studios	Visitors' facility	458m <sup>2</sup>	15/4/1(F1268)P dd. 3/6/2010
03	Manor house	Dwelling house	455m <sup>2</sup>	
04	Fowl house	Agricultural building	225m <sup>2</sup>	
05	Shops & toilets	Visitors' facility	851m <sup>2</sup>	15/4/1(F1268)P dd. 3/6/2010 15/4/1(F1740)P dd. 12/12/2014
06	Restaurant	Visitors' facility	717m <sup>2</sup>	15/4/1(F1268)P dd. 15/12/2009
07	Guest cottages	Additional dwelling units	625m <sup>2</sup>	15/4/1(F1268)P dd. 15/12/2009
08	Guest house	Visitors' accommodation	375m <sup>2</sup>	15/4/1(F1268)P dd. 15/12/2009
09	Health spa	Visitors' facility	968m <sup>2</sup>	15/4/1(F1268)P dd. 3/6/2010 15/4/1(F1740)P dd. 9/7/2017 and 28/5/2021
10	Garden store & nursery	Agricultural building	465m <sup>2</sup>	
11	Staff housing	Employee housing	150m <sup>2</sup>	
12	Guest house	Visitors' Accommodation	630m <sup>2</sup>	15/4/1(F1740)P dd. 29/8/2017
13	Farm shed & offices	Agricultural building	1421 m <sup>2</sup>	
14	Juice cellar	Agricultural processing	440m <sup>2</sup>	15/4/1(F1740)P dd. 2/9/2020
15	Wine cellar	Agricultural processing	2922m <sup>2</sup>	15/4/1(F1268)P dd. 3/6/2010 15/4/1(F1740)P dd. 4/3/2019
16	Wine tasting room	Visitors' facility	590m <sup>2</sup>	15/4/1(F1740)P dd. 12/12/2014 and 2/9/2020
17	Storage	Agricultural building	669m <sup>2</sup>	
18	Olive cellar	Agricultural processing	630m <sup>2</sup>	Current application



PARKING AVAILABLE: 219 / PARKING REQUIRED: 185		
Facilities	GLA/Rooms/Capacity	Parking required
<b>Farm 956 Paarl</b>		
Museum	1400m <sup>2</sup> GLA	2/100m <sup>2</sup> GLA = 28 bays
<b>Farm 1740 Paarl</b>		
Wine tasting and sales facilities	590 m <sup>2</sup> GLA	4 per 100m <sup>2</sup> GLA = 20 bays
Gift shops	376 m <sup>2</sup> GLA	4 per 100m <sup>2</sup> GLA = 15 bays
Restaurant	717 m <sup>2</sup> GLA	8 per 100m <sup>2</sup> GLA = 56 bays
Health spa	8 persons	1/person = 8 bays
Accommodation facilities	26 rooms (46 persons)	1 per 2 persons = 26 bays
Proposed Function Venue	395 m <sup>2</sup> GLA	8 per 100m <sup>2</sup> GLA = 32 bays
Total: 185 bays		



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

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

Ref.  
BK12

Date  
30/7/2021

Base Info  
MR Architects

Scale  
NTS

