

DRAKENSTEIN MUNICIPALITY

NOTICE: APPLICATION FOR CONSENT USE AND AMENDMENT OF APPROVAL IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BY-LAW ON MUNICIPAL LAND USE PLANNING, 2018: FARM LE PLAISIR MERLE NO. 968 PAARL, SIMONDIUM WEST ALONG THE R45, PAARL

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 / or can be requested by sending an email to pj@pjleroux.co.za, or by contacting the applicant telephonically. Alternatively, Earl Cyster can be contacted at tel. 021 807 4770, or at e-mail address Earl.Cyster@drakenstein.gov.za:

Property	:	Farm Le Plaisir Merle No. 968 Paarl
Applicant	:	P-J le Roux Town Planners Pty Ltd (0760317607)
Owner	:	Noble Savage Investments Pty Ltd
Locality	:	Simondium west along the R45
Extent	:	507,9235ha
Zoning	:	Agriculture Zone
Proposal	:	Consent Use for "Occasional Use (>1x) to permit 6 events/year on Farm No. 968 Paarl with operating hours: 05:00-15:00 or 10:00-22:00; and Amendment of Condition (condition 2) of the letter of approval dated 23 June 2008 by relocating the following approved land uses to other existing buildings on the subject property as depicted on the attached Site Development Plan: <ul style="list-style-type: none">➤ Restaurant (60-seater) from the Manor house to the existing building northeast of the wine cellar;➤ Function venue (±300m²) from the Manor house to the existing building northeast of the wine cellar together with the outside lawn areas daily from 10:00 – 22:00; and➤ Wine tasting and sales from the building near the Manor house to the agricultural building east of the wine cellar.

Motivated objections or comments must be addressed to the City Manager for the attention of the Manager: Land Use Planning and Surveying by **23 OCTOBER 2023** and can be submitted via one of the following three options:

- Posted to PO Box 1, Paarl, 7622;
- Hand delivered at the Paarl Civic Centre, Berg River Boulevard, Paarl; or
- E-mailed to customer care@drakenstein.gov.za and copied to Earl.Cyster@drakenstein.gov.za.

Please use the heading of this notice as the heading of your objection / comments.

Note that submissions must comply with Section 50 of the Drakenstein By-law on Municipal Land Use Planning 2018, being available from the above-mentioned official.

DATE OF NOTIFICATION: 21 SEPTEMBER 2023

DRAKENSTEIN MUNISIPALITEIT

AMPTELIKE KENNISGEWING: AANSOEK VIR VERGUNNINGSGEBRUIK EN WYSIGING VAN GOEDKEURING IN TERME VAN ARTIKEL 15(2) VAN DIE DRAKENSTEIN VERORDENING OP MUNISIPALE GRONDGEBRUIKBEPLANNING, 2018: PLAAS LE PLAISIR MERLE NO. 968 PAARL, SIMONDIUM WES LANGS R45, PAARL

Kennis geskied hiermee ingevolge die Drakenstein Verordening op Munisipale Grondgebruikbeplanning, 2018, dat 'n aansoek soos hieronder uiteengesit ingedien is by die Drakenstein Munisipaliteit Grondgebruiksbeplanning Afdeling. 'n Volledige kopie van die aansoek is beskikbaar ter insae en kan aangevra word deur 'n epos te stuur na pj@pjlroux.co.za of deur die aansoeker telefonies te kontak: Alternatiewelik kan Earl Cyster gekontak word by tel. 021 807 4770 of by e-posadres Earl.Cyster@drakenstein.gov.za.

Eiendom : Plaas Plaisir Merle No. 968 Paarl
Aansoeker : P-J le Roux Stadsbeplanners Pty Ltd (0760317607)
Eienaar : Noble Savage Investments Pty Ltd
Ligging : Simondium wes langs R45
Totale Grootte : 507,9235ha
Huidige Sonering : Landbou Sone
Voorstel : **Vergunningsgebruik** vir "Geleentheid gebruik (>1x) om 6 geleenthede/jaar op Plaas No. 968 Paarl toe te laat met besigheid ure: 05:00-15:00 of 10:00-22:00; en

Wysiging van Voorwaarde (voorwaarde 2) van die goedkeurings brief gedateer 23 Junie 2008 deur die volgende goedgekeurde gebruike te verskuif na ander bestaande geboue op die eiendom:

- **Restaurant** (60-sitplek) vanaf die Hoof woning na die bestaande gebou noordoos van die wynkelder;
- **Funksie lokaal** ($\pm 300\text{m}^2$) vanaf die Hoof woning na die bestaande gebou noordoos van die wynkelder tesame met die buite grasperk areas daaglik vanaf 10:00-22:00; en
- **Wynproe en verkope** vanaf die gebou naby die Hoof woonhuis na die bestaande gebou oos van die wynkelder.

Gemotiveerde besware of kommentare moet teen **23 OKTOBER 2023** aan die Stadsbestuurder gerig word vir die aandag van die bestuurder: Grondgebruikbeplanning en -opmeting en kan ingedien word via een van die volgende drie opsies:

- Gepos na Posbus 1, Paarl, 7622;
- Hand afgelewer by die Paarl Burgersentrum, Bergrivier Boulevard, Paarl; of
- E-pos na customer-care@drakenstein.gov.za en kopieer dit na Earl.Cyster@drakenstein.gov.za.

Gebruik die opskrif van hierdie kennisgewing as die opskuif van u beswaar / kommentaar.

Let daarop dat voorleggings moet voldoen aan artikel 50 van die Drakenstein-verordening oor munisipale grondgebruikbeplanning 2018, beskikbaar by bogenoemde amptenaar.

KENNISGEWING DATUM: 21 SEPTEMBER 2023

SURROUNDING/AFFECTED LANDOWNERS

FARM LE PLAISIR MERLE NO. 968 PAARL

PROPERTY DESCRIPTION	OWNER	EMAIL
FARM 946/11	ELKANA TRUST	ELKANAT@IAFRICA.COM
FARM 1509 FARM 1510	JENITA LANDGOED EDMS BPK	INFO@JENITALANDGOED.CO.ZA
FARM 1674/3	BOSCHENDAL PTY LTD	JANUARYD@BOSCHENDAL.CO.ZA
FARM 969 FARM 966/5 FARM 966/1 FARM RE/950 FARM 950/1	NOBLE SAVAGE INVESTMENTS PROPRIETARY LIMITED	MICHAEL@MONTEGRAY.COM
FARM 950/8	TRANSNET BPK	ANEL.ABRAHAMS@TRANSNET.NET
FARM 1537	VREDE & LUST FARMS PTY	INFO@VNL.CO.ZA
ERF 940/4	D BROWN	DERRICK@BEROLDANDBROWN.CO.ZA
ERF 940	KAAP AGRI BEDRYF BPK (9129/001)	CHANTEL.DREYER@KAAPAGRI.CO.ZA
FARM 120	ROVINCIAL GOVERNMENT- WESTERN CAPE	TPW.PROPERTYPAYMENTS@WESTERNCAPE.GOV.ZA
ERF 943/2	H DROOMER	HENRI@KOOPERASIASTORIES.CO.ZA
PORTFOLIO HOLDER	Cllr. LAURICHIA VAN NIEKERK	LAURICHIA.VANNIEKERK@DRAKENSTEIN.GOV.ZA
WARD Cllr. (WARD 1)	Cllr. CALVIN KROUTZ	CALVIN.KROUTZ@DRAKENSTEIN.GOV.ZA

From: info@pjleroux.co.za
Sent: Thursday, 21 September 2023 08:21
To: 'elkanat@iafrica.com'
Subject: NOTICE: FARM LE PLAISIR MERLE NO. 986 PAARL
Attachments: Notice.pdf; Locality Plan.pdf; Site Development Plan.pdf

Importance: High

To whom it may concern,

**APPLICATION IN TERMS OF THE DRAKENSTEIN MUNICIPALITY: BY-LAW ON MUNICIPAL LAND USE PLANNING, 2018
APPLICATION FOR CONSENT USE AND AMENDMENT OF APPROVAL ON FARM LE PLAISIR MERLE NO. 986 PAARL**

Being an abutting land owner in the vicinity of the abovementioned land unit, you are hereby informed that a land use planning application was submitted to the Drakenstein Municipality for **CONSENT USE and AMENDMENT OF APPROVAL** of Farm Le Plaisir Merle No. 986 Paarl, Simondium west along the R45, Paarl.

As instructed in terms of the Drakenstein Municipality By-Law on Municipal Land Use Planning, 2018, please find the necessary notice and plans for your attention.

If you have any questions please feel free to contact this office.

Please acknowledge receipt of this.

Kind Regards

Gregory de Vries
Tch. PIn B/8460/2023



Pty Reg. No.: 2015 / 058583 / 07

262 Main Road
Paarl
7646
Tel: 021-8722499
Sel: 0760317607

From: info@pjleroux.co.za
Sent: Thursday, 21 September 2023 08:22
To: 'info@jenitalandgoed.co.za'
Subject: NOTICE: FARM LE PLAISIR MERLE NO. 986 PAARL
Attachments: Notice.pdf; Locality Plan.pdf; Site Development Plan.pdf

Importance: High

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Kind Regards

Gregory de Vries
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262 Main Road
Paarl
7646
Tel: 021-8722499
Sel: 0760317607

From: info@pjleroux.co.za
Sent: Thursday, 21 September 2023 08:22
To: 'januaryd@boschendam.co.za'
Subject: NOTICE: FARM LE PLAISIR MERLE NO. 986 PAARL
Attachments: Notice.pdf; Locality Plan.pdf; Site Development Plan.pdf

Importance: High

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262 Main Road
Paarl
7646
Tel: 021-8722499
Sel: 0760317607

From: info@pjleroux.co.za
Sent: Thursday, 21 September 2023 08:22
To: 'michael@montegrays.com'
Subject: NOTICE: FARM LE PLAISIR MERLE NO. 986 PAARL
Attachments: Notice.pdf; Locality Plan.pdf; Site Development Plan.pdf

Importance: High

To whom it may concern,

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262 Main Road
Paarl
7646
Tel: 021-8722499
Sel: 0760317607

From: info@pjleroux.co.za
Sent: Thursday, 21 September 2023 08:22
To: 'anel.abrahams@transnet.net'
Subject: NOTICE: FARM LE PLAISIR MERLE NO. 986 PAARL
Attachments: Notice.pdf; Locality Plan.pdf; Site Development Plan.pdf

Importance: High

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262 Main Road
Paarl
7646
Tel: 021-8722499
Sel: 0760317607

From: info@pjleroux.co.za
Sent: Thursday, 21 September 2023 08:22
To: 'info@vnl.co.za'
Subject: NOTICE: FARM LE PLAISIR MERLE NO. 986 PAARL
Attachments: Notice.pdf; Locality Plan.pdf; Site Development Plan.pdf

Importance: High

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262 Main Road
Paarl
7646
Tel: 021-8722499
Sel: 0760317607

From: info@pjleroux.co.za
Sent: Thursday, 21 September 2023 08:22
To: 'derrick@beroldandbrown.co.za'
Subject: NOTICE: FARM LE PLAISIR MERLE NO. 986 PAARL
Attachments: Notice.pdf; Locality Plan.pdf; Site Development Plan.pdf

Importance: High

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Tch. PIn B/8460/2023



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262 Main Road
Paarl
7646
Tel: 021-8722499
Sel: 0760317607

From: info@pjleroux.co.za
Sent: Thursday, 21 September 2023 08:22
To: 'chantel.dreyer@kaapagri.co.za'
Subject: NOTICE: FARM LE PLAISIR MERLE NO. 986 PAARL
Attachments: Notice.pdf; Locality Plan.pdf; Site Development Plan.pdf

Importance: High

To whom it may concern,

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Kind Regards

Gregory de Vries
Tch. PIn B/8460/2023



Pty Reg. No.: 2015 / 058583 / 07

262 Main Road
Paarl
7646
Tel: 021-8722499
Sel: 0760317607

From: info@pjleroux.co.za
Sent: Thursday, 21 September 2023 08:22
To: 'tpw.propertypayments@westerncape.gov.za'
Subject: NOTICE: FARM LE PLAISIR MERLE NO. 986 PAARL
Attachments: Notice.pdf; Locality Plan.pdf; Site Development Plan.pdf

Importance: High

To whom it may concern,

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Tch. PIn B/8460/2023



Pty Reg. No.: 2015 / 058583 / 07

262 Main Road
Paarl
7646
Tel: 021-8722499
Sel: 0760317607

From: info@pjleroux.co.za
Sent: Thursday, 21 September 2023 08:22
To: 'henri@kooperasiestories.co.za'
Subject: NOTICE: FARM LE PLAISIR MERLE NO. 986 PAARL
Attachments: Notice.pdf; Locality Plan.pdf; Site Development Plan.pdf

Importance: High

Tracking:	Recipient	Read
	'henri@kooperasiestories.co.za'	
	CSA Landscaping & Contractors cc	Read: 2023/09/21 08:34

To whom it may concern,

APPLICATION IN TERMS OF THE DRAKENSTEIN MUNICIPALITY: BY-LAW ON MUNICIPAL LAND USE PLANNING, 2018
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Kind Regards

Gregory de Vries
Tch. Pln B/8460/2023



From: info@pjleroux.co.za
Sent: Thursday, 21 September 2023 08:22
To: 'Laurichia van Niekerk'
Subject: NOTICE: FARM LE PLAISIR MERLE NO. 986 PAARL
Attachments: Notice.pdf; Locality Plan.pdf; Site Development Plan.pdf

Importance: High

To whom it may concern,

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APPLICATION FOR CONSENT USE AND AMENDMENT OF APPROVAL ON FARM LE PLAISIR MERLE NO. 986 PAARL

Being the **Portfolio Holder**, you are hereby informed that a land use planning application was submitted to the Drakenstein Municipality for **CONSENT USE and AMENDMENT OF APPROVAL** of **Farm Le Plaisir Merle No. 986 Paarl, Simondium west along the R45, Paarl.**

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Kind Regards

Gregory de Vries
Tch. PIn B/8460/2023
ND (TRP)



Pty Reg. No.: 2015 / 058583 / 07

262 Main Road / P.O.Box 3457
Paarl Paarl
7646 7620
Tel: 021-8722499
Faks: 086 605 8431
Sel: 0760317607

From: info@pjleroux.co.za
Sent: Thursday, 21 September 2023 08:22
To: 'Calvin.Kroutz@drakenstein.gov.za'
Subject: NOTICE: FARM LE PLAISIR MERLE NO. 986 PAARL
Attachments: Notice.pdf; Locality Plan.pdf; Site Development Plan.pdf

Importance: High

To whom it may concern,

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APPLICATION FOR CONSENT USE AND AMENDMENT OF APPROVAL ON FARM LE PLAISIR MERLE NO. 986 PAARL

Being the **Ward Councillor (Ward 1)**, you are hereby informed that a land use planning application was submitted to the Drakenstein Municipality for **CONSENT USE and AMENDMENT OF APPROVAL** of **Farm Le Plaisir Merle No. 986 Paarl, Simondium west along the R45, Paarl**.

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Kind Regards

Gregory de Vries
Tch. PIn B/8460/2023
ND (TRP)



Pty Reg. No.: 2015 / 058583 / 07

262 Main Road / P.O.Box 3457
Paarl Paarl
7646 7620
Tel: 021-8722499
Faks: 086 605 8431
Sel: 0760317607