



DRAKENSTEIN

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Enquiries: J Daniels
Tel no: (021) 807-4581
Date: 2 February 2021

JD/HK
15/4/1 (F146/11) P

PJ Le Roux
Town and Regional Planner
262 Main Road
P.O.Box 3457
PAARL
7620

For Attention

PJ Le Roux

Email: pj@pjleroux.co.za

APPLICATION FOR CONSENT USE AND A TECHNICAL APPROVAL: PORTION 11 OF THE FARM NO. 146, PAARL DIVISION (BELLA VALLEE)

Your application dated 11 May 2020, 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 Portion 11 of The Farm No. 146 Paarl Division, to establish a function venue within an existing farm shed ($\pm 284\text{m}^2$) with an outside courtyard ($\pm 250\text{m}^2$) for functions and receptions for a capacity of ± 80 guests, as indicated on the Site Development Plan drawn by P-J Le Roux Town and Regional Planners, Plan No. 3REV2, File No. V 30 -76, dated December 2020 (**Annexure B**);
 - 1.2 Technical Approval for a visitor's accommodation, for a maximum of 4 guests to be accommodated inside two existing attached dwelling structures, as indicated on the Site Development Plan drawn by P-J Le Roux Town and Regional Planners, Plan No. 3REV2, File No. V 30 -76, dated December 2020 (**Annexure B**);

2. That the approval mentioned in Paragraph 1.1 to 1.2 above is subject to the following conditions, laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
 - 2.1 Adherence to the conditions set by the Drakenstein Municipality: Civil Engineering Services Division, as set out in its memorandum dated 09 October 2020 (reference number 15/4/1 (F146/11) P (1630) **(Annexure C)**;
 - 2.2 That the applicant takes note of the conditions set by the Cape Winelands District Municipality: Health Services, as set out in its letter dated 20 July 2020 (reference 15/2/6/1) **(Annexure H)**;
 - 2.3 That the applicant takes note of the conditions set by the Western Cape Department of Transport and Public Works: Road Network Management, as set out in its letter dated 3 August 2020 (reference TPW (Job 27843) **(Annexure I)**;
3. That the following conditions are applicable from a town planning point of view:
 - 3.1 This approval applies only to the consent use and technical approval in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements;
 - 3.2 That the proposal be restricted to the footprint of the existing structures and take place largely in accordance with the Site Development Plan **(Annexure B)**;
 - 3.3 That the operating hours be restricted during weekdays from 10h00 am to 24h00 am and over weekends from 09h00 am to 24h00 am;
 - 3.4 That the owner/operator must at all times adhere to the prescriptions of the Western Cape Noise Regulations, 2013;
 - 3.5 That a maximum of ± 80 and ± 4 guests may be accommodated at the function venue and visitor's accommodation, respectively;
 - 3.6 That the existing built structures comply with the relevant fire protection requirements of SANS 10400 – Part T: 2011;
 - 3.7 That Portion 1 of The Farm No. 145 Paarl Division, be notarially tied with Portion 11 of The Farm No. 146 Paarl Division, and the applicant be responsible for the submission of the original title deeds to the Cape Town Deeds Offices for the necessary endorsement by the Registrar of Deeds. A copy of the endorsed notarial tie must be submitted to the municipality for record keeping purposes, prior to building plan submission;

- 3.8 Outdoor signage or advertisement must be done in accordance with the Drakenstein Municipality: Outdoor Signage and Advertisement Bylaw and to the satisfaction of the Manager: Spatial Planning Section: Heritage Subsection;
 - 3.9 Energy-saving devices such as are contained in the Drakenstein Municipality's Green Building Manual be made use of as far as possible;
 - 3.10 That the applicant must institute water conservation measures such as rainwater harvesting, grey water recycling and similar technical advancements such as low flow shower heads, dual flush toilets and water-wise gardens;
 - 3.11 That the proposal complies with all health requirements;
 - 3.12 No new buildings or boundary walls are to be erected or existing structures altered without the approval of building plans by Council;
 - 3.13 Any amendments to the application are subject to the relevant approval;
 - 3.14 That 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;
4. That the following be regarded as the reasons for the decision:
- 4.1 The proposal is in keeping with the general development trend of the area, and the proposal at hand will not detract from that character;
 - 4.2 The proposal is of such a nature that it is not expected to negatively impact on the existing and immediate surrounding agricultural land use activities;
 - 4.3 The proposal is for the utilization of existing infrastructure and the landscape will remain intact with no negative visual impact from the R44 (Hermon-Wellington Road), being foreseen;
 - 4.4 The application is not expected to negatively impact on the health, safety and wellbeing of the surrounding built environment;
 - 4.5 Sufficient on-site parking has been provided;
 - 4.6 No objections were received during the public participation process;
 - 4.7 All relevant internal and external departments consented to the proposal;
 - 4.8 The proposal is line with the Drakenstein Spatial Development Framework.

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 Bylaw on Municipal Land Planning, 2018, by any person whose rights are affected by the decision, within **21 days** from, the date of the registration of the letter.

Yours faithfully

A handwritten signature in black ink, appearing to read 'H.G. Strijdom', written in a cursive style.

H.G. STRIJDOM
MANAGER LAND USE PLANNING AND SURVEYING

Portion of existing building for function venue

Existing Courtyard for outside gathering

Proposed visitors' accommodation

Informal parking on paved area
±2350m²

P

PJ LE ROUX
STATIS-SENSE INTERIERS, PLANNERS,
TONING AND REFORMATION PLANNERS

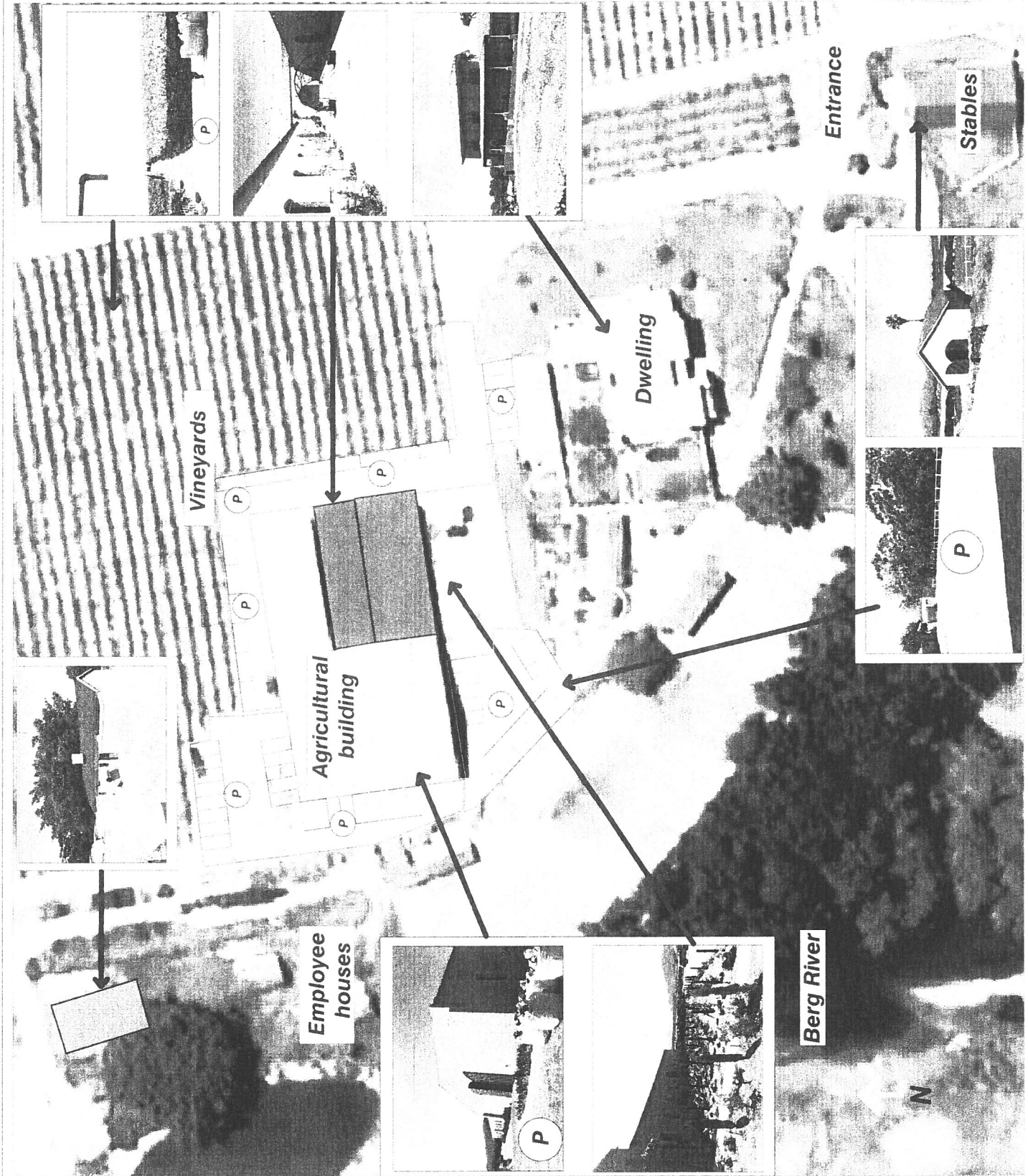
Hoofstraat 252 Main Road, Paarl
(t) 071-8722499 (f) 086 605 5431
(email) pj@pjleroux.co.za

Project:
Application for Consent
Use & Technical
Approval: Portion 11 of
Farm Oakdene No. 146,
Paarl

Description:
**Site
Development
Plan**

BELLA VALLEE

Staal	N.T.S	Leer nr.	V 30-76
Teken	P.J.L.R	Datum	DECEMBER 2020
Kleur	P.J.L.R	Tekening nr.	3REV 2





DRAKENSTEIN

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Memo

To: EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT
(ATTENTION: Cornelia van der Bank)

From: MANAGER: INFRASTRUCTURE MANAGEMENT

Enquiries: L. PIENAAR

Collaborator number: 1648519

Reference number: 15/4/1 (F146/11) P (1630)

Date: 09 October 2020

Subject: APPLICATION FOR CONSENT USE IN TERMS OF SECTION 15(2) OF THE
DRAKENSTEIN BY-LAW ON MUNICIPAL LAND USE PLANNING, 2018:
PORTION 11 OF FARM 146 PAARL DIVISION

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.

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; and

- 2.2. *All parking must be in line with the municipal zoning scheme and designed in terms of the National Parking standards.*

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. No development is allowed within the 1:50 year flood line and any construction within the 1:100 year flood line must be 1m above the 1:100 year flood line;
- 3.4. 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; and
- 3.5. 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.

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 Water saving devices shall be installed in toilets, bathrooms and basins; and
- 4.3 Any existing system that is to remain shall be upgraded to minimum municipal standards.

5. WASTEWATER SERVICES

- 5.1 *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; and*
- 5.2 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, Development Charges are payable by the developer.

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;

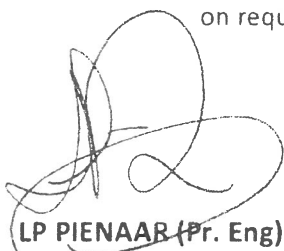
8.4 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards; and

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

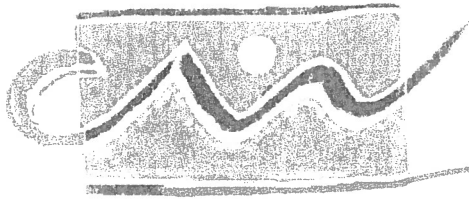
8.5.3 Proof of compliance for the requirements associated with long term operations must be available on request.



LP PIENAAR (Pr. Eng)

MANAGER: INFRASTRUCTURE MANAGEMENT

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CAPE WINELANDS DISTRICT
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NAVRAE/ENQUIRIES/IMBIZO:
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U VERWY/OUR REF/REF YAKHO:
ONS VERWO/UR REF/REF YET-HU:

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021-872 1277
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15/2/6/1

Alexanderstraat 46 Alexander Street
76100
STELLENBOSCH
7696

All correspondence must be addressed to the Municipal Manager / Yorke imbalahwano mayithur yelwe kuMlawuli kaMasipala
All correspondence to be addressed to the Municipal Manager / Yorke imbalahwano mayithur yelwe kuMlawuli kaMasipala

20 July 2020

The City Manager
Drakenstein Municipality
PO Box 1
Main Road
Paarl
7622

Per Email

ATTENTION: Ms C Van der Bank

Madam

APPLICATION FOR CONSENT USE: PORTION 11 OF FARM 146 PAARL DIVISION

Your email dated 7 July 2020 in the above regard refers.

From an environmental health perspective this application may be recommended for approval, provided that the following conditions are complied with:

1. Environmental pollution
 - 1.1 No pollution such as water, air, dust or noise pollution may occur on any part of the premises during any further construction phases. Proper preventative measures must be put in place beforehand.
2. Sewerage/Sanitary facilities
 - 2.1 Sewage disposal on the premises must at all-time take place in a nuisance-free manner and shall be the owner's responsibility.
3. Potable water/Storm water
 - 3.1 The quality of the potable water on the premises must at all times comply with the minimum bacteriological and chemical standards for potable water, as determined by SANS code 241.

4. Solid waste disposal

- 4.1 Refuse collection and storage must be done in a way that will not cause a health nuisance.
- 4.2 Refuse removal must comply with the specifications of Drakenstein Municipality's By-law No 17/2007 – Refuse Removal, i.e. obligatory use of the municipal service.
- 4.3 The proposed industry must be provided with a refuse area that complies with the following:
 - 4.3.1 Large enough to store all the refuse generated on the premises;
 - 4.3.2 Inaccessible to the public, ie equipped with a lockable door or gate;
 - 4.3.3 A smooth, washable floor surface, constructed at an angle to direct drainage to a specific point;
 - 4.3.4 A catchment pit connected to the sewerage system;
 - 4.3.5 A cold water tap for washing up purposes;
 - 4.3.6 Rodent and insect proof according to the best available method

5. Food handling

- 5.1 All areas where food is handled, such as the proposed Function venue kitchen, must comply with the minimum requirements for food handling premises as determined in Regulation R638 (General Hygiene Requirements for Food Premises, GN 638 of 22 June 2018) in terms of the Foodstuffs, Cosmetics and Disinfectants Act, Act 54 of 1972.
- 5.2 Said food handling areas may in no circumstances be operated without application being made to the Environmental Health Department of the Cape Winelands District Municipality for a Compliance Certificate. This certificate will only be issued after inspection and if the premises meet the requirements of Regulation R638

6. General conditions

- 6.1 After this application has been approved in principle, an approved building plan should be submitted to the Building Division of Drakenstein Municipality in order to establish specific health requirements in respect of toilet facilities, sewerage system, kitchen and ventilation.
- 6.2 Because the planned development is situated adjacent to an agricultural use zone area, the premises of the planned development will be exposed to normal agricultural activities and effects. Occupants should be made aware of that they may be inconvenienced by the agricultural activities.
- 6.3 The planned Guesthouse accommodation units must comply with the requirements stated in the Municipal Health By-laws of the Cape Winelands District Municipality Chapter 4: Accommodation Establishments dated 15 February 2010
- 6.4 This Department reserves the right to set further requirements during the running of the business.

Please contact me on Email address: karen@capewinelands.gov.za if you have any further queries.

Yours faithfully,



KD ESAU
ENVIRONMENTAL HEALTH PRACTITIONER
PP MUNICIPAL MANAGER



ROAD NETWORK MANAGEMENT
Email: Grace.Swanepoel@westerncape.gov.za
tel: +27 21 483 4669
Rm 335 9 Dorp Street, Cape Town, 8001
PO Box 2603, Cape Town, 8000

REFERENCE: TPW (Job 27843)
ENQUIRIES: Ms G D Swanepoel
DATE: 3 August 2020

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

Attention: Ms Cornelia van der Bank

Dear Madam

PORTION 11 OF FARM 146, PAARL: MAIN ROAD 23: APPLICATION FOR CONSENT USE AND TECHNICAL APPROVAL

1. Your e-mail to this Branch, Collaborator ref. 1648519, file ref. 15/4/1(F146/11)P dated 7 July 2020 and attached land use application refer.
2. The subject property is located off Main Road 23, ±5km north of the centre of Wellington and is accessed via a servitude road through Remainder Farm 145, Paarl.
3. This application is for:
 - 3.1 Consent Use for a function venue for ±80 guests, using a portion of an existing farm shed and an outside courtyard;
 - 3.2 Technical Approval for visitor accommodation for 4 guests in two existing attached dwelling units.
4. Portion 1 of Farm 145, Paarl is to be notarially tied to Portion 11 of Farm 146, Paarl.
5. The proposed additional uses are likely to generate less than 40 trips per hour and main use of the facilities will be on weekends. The majority of turn movements from Main Road 23 into the access road are expected to be left turns, therefore less likely to affect through traffic.
6. There is a surfaced bell-mouth with a near-level landing area where the servitude road accesses Main Road 23.

7. There is adequate shoulder sight distance at the access point to Main Road 23.
8. This Branch offers no objection to the land use application in respect of Portion II of Farm 146. Part as detailed above.

Yours faithfully



SW CARSTENS
For CHIEF DIRECTOR: ROAD NETWORK MANAGEMENT