



Enquiries: E Cyster  
Contact number: 021-8074770  
Reference: 15/4/1(16818)P  
Date: 10 March 2026

EC/JA

ASAPH Town Planners  
17 Witkaree Street  
**BRACKENFELL**

info@asaphtownplanners.co.za

Sir

**APPLICATION FOR CONSENT USE: ERF 16818, DALVALE, PAARL**

Your above-mentioned application (Collaborator Reference 2175321, refers.

1. **Approval** has been granted in terms of **Section 60(1)(a) of the Drakenstein Municipality Bylaw on Municipal Land Use Planning, 2018**, for the following:
  - 1.1 **Consent Use on Erf 16818, Paarl, to permit a Liquor Outlet (Off-Site Consumption)** from a property zoned **Conventional Housing Zone**, within the **Paarl East 2 Local Economic Development Overlay Zone**, in order to allow the operation of a small-scale retail liquor outlet with a floor area of approximately **40.50m<sup>2</sup>**, limited to the sale of liquor for off-site consumption only, with proposed trading hours of **Monday to Saturday between 09:00 and 18:00**, together with associated internal alterations to the existing dwelling, as indicated on the **Site Development Plan / Floor Layout Plan**, prepared by Neugan Williams Ref: Ivy's Place - IM-2025-0029, dated 1/08/2025, (**Annexure B**);
2. The approval mentioned in Paragraphs 1.1 above be 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 laid down by the Drakenstein Municipality: Civil Engineering Services Division in its memorandum 15/4/1 (16818) W (0853), dated 26 June 2025 (**Annexure E**);

- 2.2 Adherence to the conditions laid down by the Drakenstein Municipality: Electro Technical Engineering Services Division in its memorandum 8/2/5\_16818, dated 12 January 2025 (**Annexure F**);
- 2.3 The applicant take note of the letter and conditions laid down by the **Cape Winelands District Municipality: Chief Health Services** in its memorandum 15/2/6/1\_ Erf 16818 dated 8 December 2024 (**Annexure D** );
- 2.4 This approval applies only to the application in question and shall not be construed as authority to depart from any other legal prescriptions or statutory requirements, including but not limited to the Western Cape Liquor Act, National Building Regulations, fire safety regulations, and public health legislation;
- 2.5 The development and operation of the liquor outlet must remain in substantial accordance with the approved Site Development Plan and Floor Layout Plan, (**Annexure B**);
- 2.6 The approved land use shall be strictly limited to a Liquor Outlet for Off-Site Consumption only, and no consumption of liquor shall be permitted on the premises.
- 2.7 The retail trading floor area shall be limited to a maximum of 40.50m<sup>2</sup>, and any expansion thereof shall require further municipal approval;
- 2.8 No seating areas, entertainment facilities, jukeboxes, social gathering areas, or similar activities shall be permitted on the premises;
- 2.9 Operating hours shall be strictly limited to:
  - (a) Monday to Saturday: 09:00 – 18:00
  - (b) No trading shall take place on Sundays or Public Holidays unless otherwise authorised by the Municipality and relevant liquor licensing authority;
- 2.10 The liquor outlet shall operate with a staff complement not exceeding one (1) employee, unless otherwise approved by the Municipality;
- 2.11 No new buildings, structural extensions, or external alterations may be undertaken without prior municipal building plan approval, and any material deviation from the approved plans shall require written approval from the Authorised Official;
- 2.12 The owner/operator shall install and maintain a functional CCTV monitoring system covering customer access points and trading areas, which shall remain operational at all times during business hours;

- 2.13 Clear and visible “No Loitering” signage shall be displayed and enforced to prevent congregation outside the premises;
  - 2.14 The owner/operator shall always ensure strict compliance with all applicable liquor licensing legislation and responsible trading requirements;
  - 2.15 The owner/operator shall implement and maintain a Responsible Trading Policy, including measures to prevent the sale of liquor to underage persons or intoxicated individuals.
  - 2.16 Adequate security lighting shall be installed and maintained to ensure visibility and safety around the premises without causing light nuisance to neighbouring properties;
  - 2.17 The owner/operator shall implement and maintain an approved Waste Management Plan, including the provision of suitable refuse storage facilities and regular removal of waste in compliance with municipal waste management requirements.
  - 2.18 The owner/operator shall implement and maintain a Community Engagement Protocol, including maintaining a contact point for surrounding residents to report operational concerns;
  - 2.19 No activity associated with the operation of the liquor outlet shall create a noise nuisance, traffic obstruction, safety risk, or any other disturbance to surrounding properties;
  - 2.20 The premises shall comply with all applicable fire safety, health, and emergency service requirements, as may be prescribed by the relevant authorities;
  - 2.21 Any amendment to the approved land use or operational parameters shall be subject to further municipal approval;
  - 2.22 Should the applicant or owner fail to comply with any of the above conditions, the Municipality reserves the right to impose further conditions or withdraw approval where deemed necessary;
3. **The following be regarded as the reasons for the decision:**
- 3.1 The proposal is permissible as a consent use in terms of the Drakenstein Municipality Zoning Scheme By-Law, 2018;

- 3.2 The development aligns with the objectives of the Paarl East 2 Local Economic Development Overlay Zone by promoting small-scale economic activity;
- 3.3 The proposed liquor outlet is limited to off-site consumption and is unlikely to negatively impact the residential character of the area;
- 3.4 The scale and operational nature of the development is compatible with the surrounding mixed-use environment;
- 3.5 The proposal supports local economic growth and employment opportunities;
- 3.6 The development utilises existing infrastructure and is not expected to create significant traffic, environmental, or service delivery impacts;

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 Use Planning, 2018, by any person whose rights are affected by the decision, within **21 days** of notification of decision.

This **provisional 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 initial public participation process and **the objectors** (if any), of their right of appeal – proof of notification **must** be provided. Should there be any appeals against the decision, the application title (heading) must be used as reference. The appeal procedures are set out in Section 80 of the above-mentioned bylaw (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.

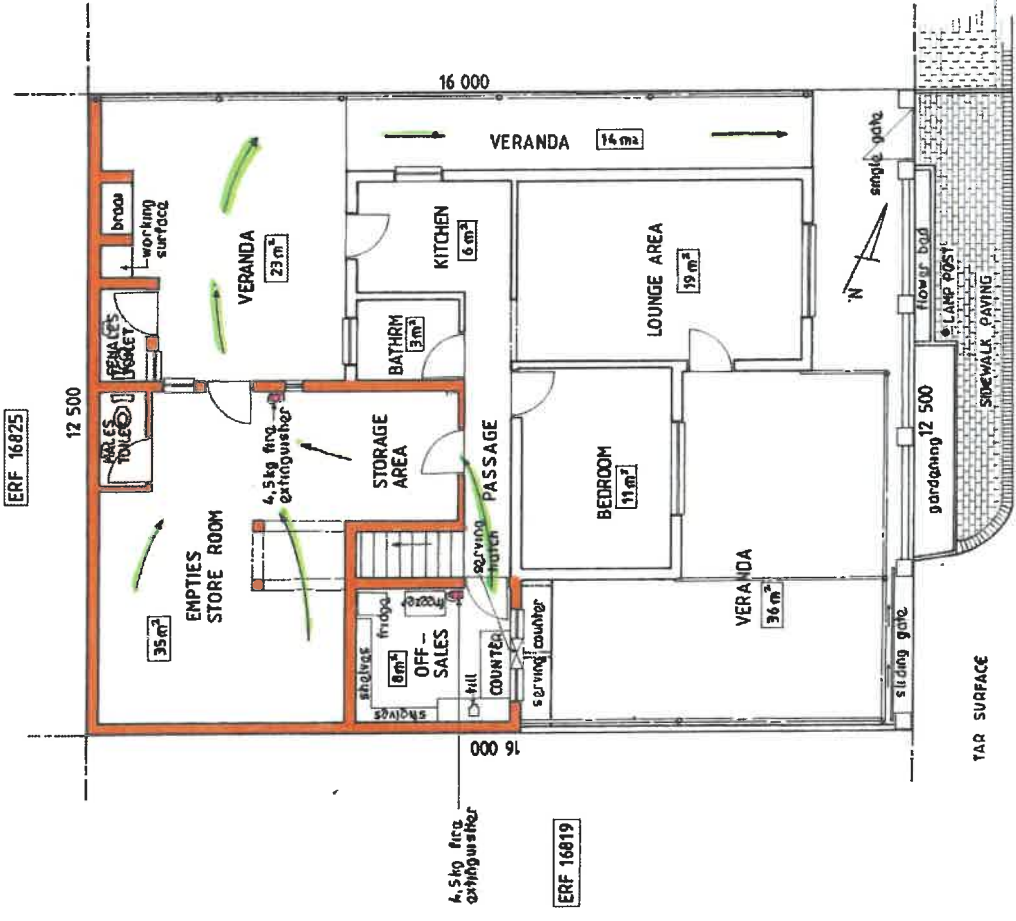
Yours faithfully



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**H. G. STRIJDOM (PR. PLN A/1058/1998)**  
**LAND DEVELOPMENT PLANNING**

Please address all correspondence to the City Manager, P O Box 1, Main Street, Paarl, 7622, or Customer care, e-mail, [customercare@drakenstein.gov.za](mailto:customercare@drakenstein.gov.za), and Henk Strijdom, [henks@drakenstein.gov.za](mailto:henks@drakenstein.gov.za)

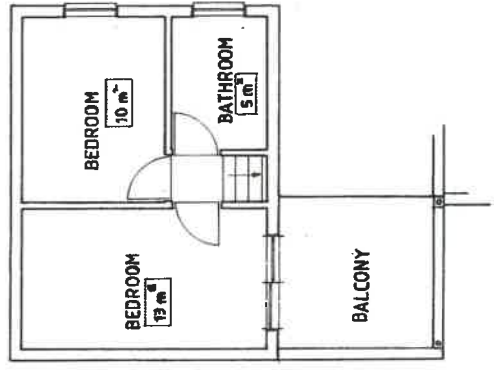


• GROUND AND SITE PLAN

• DWELLING AREA FIRST FLOOR INCLUDED	103
• OFF SALE AND STORE AREA	43
• VERANDA'S	74
• SITE	200

HANDEL STREET

ANNEXURE B



• FIRST FLOOR LAYOUT

- DRAWING IS IN MILLIMETERS
- ANY DISCREPANCY SHALL IMMEDIATELY POINTED OUT TO THE DRAUGHTSPERSON
- 2x4.5kg FIRE EXTINGUISHERS WITH SIGNAGE
- DIRECTION OF TRAVEL IN CASE OF EMERGENCY

• WORKING DRAWING  
GROUND AND SITE PLAN  
FIRST FLOOR LAYOUT

owner's signature:

PROPOSED OFF SALE LAYOUT ON ERF 16818 HANDEL STREET GROENHEUWEL PAARL

IVY'S PLACE

DRAWN BY: NEUGAM WILLIAMS  
19 SPRINGBOK ROAD VAN WYKSVEELI WELINGTON  
E-MAIL ADDRESS: neugam.williams@wv.co.za  
PHONE: 021 354 45247  
REG. NO: D 1439

DRG No: IM-2025-0029  
SCALE: 1:100  
DATE: 18.8.2025



**CAPE WINELANDS DISTRICT**  
MUNICIPALITY • MUNISIPALITEIT • UMASIPALA

NAVRAE/ENQUIRIES/IMBUZO:  
TELEFOON/TELEPHONE/UMNxebA:  
FAKS/FAX/IFEKSI:  
E-POS/E-MAIL/IE-MAIL:  
U VERW/YOUR REF/REF YAKHO:  
ONS VERW/OUR REF/REF YETHU:

R.A. Morrie  
021 870 3202  
021 872 1277  
[rmorrie@capewinelands.gov.za](mailto:rmorrie@capewinelands.gov.za)  
Erf 16818  
15/2/6/1

Alexanderstraat 46 Alexander Street  
☒ 100  
STELLENBOSCH  
7599

9 December 2024

The Project Manager  
Asaph Town Planning and Property Consulting  
17 Witkaree Street  
Brackenfell  
7650

**FOR ATTENTION:** Siphenathi Salman

Dear Sir or Madam

**APPLICATION FOR CONSENT USE: ERF 16818: 6 HANDEL STREET,  
GROENHEUWEL, PAARL, 7646**

1. Your correspondence dated 20 November 2024, regarding the above-mentioned, refers.
2. From an environmental health perspective, this application can be recommended for approval provided that the following conditions are met:

2.1 Environmental Pollution Control

No pollution of soil, water or air may occur on any part of the premises during the operation of the liquor outlet on the abovementioned premises.

2.2 Engineering Services

2.2.1 The quality of the potable water on the premises must always comply with the minimum bacteriological and chemical standards for potable water, as determined by SANS Code 241 (2015).

- 2.2.2 The sewage and all wastewater disposal systems from the proposed development must be connected to the municipal sewerage system according to Drakenstein Municipality's Civil Engineering Services Department's specifications, conditions, and approval.
- 2.2.3 All subsequent refuse collection and storage from the development must be done in a way that will not cause a health nuisance.
- 2.2.4 Refuse removal must comply with the specifications of Drakenstein Municipality's Refuse Removal By-Law.
- 2.2.5 The proposed development must be provided with a refuse area that complies with the following:
- 2.2.5.1 Large enough to store all the refuse generated by the development; and
  - 2.2.5.2 Inaccessible to the public; i.e. equipped with a lockable door or gate.

## 2.3 Food Control

- 2.3.1 Since a "liquor outlet" means a shop where alcoholic beverages are sold for offsite consumption, the liquor outlet must comply to GNR.638 of 22 June 2018: Regulations governing general hygiene requirements for food premises, the transport of food and related matters, promulgated in terms of the Foodstuffs, Cosmetics and Disinfectants Act, 1972 (Act 54 of 1972).

"food" means a foodstuff intended for human consumption as defined in Section 1 of the Foodstuffs, Cosmetics and Disinfectants Act, 1972 (Act 54 of 1972).

Section 1 of the Foodstuffs, Cosmetics and Disinfectants Act, 1972 (Act 54 of 1972) defines a "foodstuff" as any article or substance ordinarily eaten or drunk (*this include all alcoholic beverages*) by a person or purporting to be suitable, or manufactured or sold, for human consumption, and includes any part or ingredient of any such article or substance, or any substance used or intended or destined to be used as a part or ingredient of any such article or substance.

Given this, this shop must apply, according to Section 3 of the aforementioned Regulation, in writing at the Cape Winelands District Municipality for a Certificate of Acceptability for their "food premises".

- 2.4 The requirements regarding Smoking in Public Places as contained in Regulation 975 – "Notice Relating to Smoking of Tobacco Products in Public Places" – promulgated under the Tobacco Products Control Act as amended (Act 63 of 2008), must always be complied with.

3. General:

- 3.1 That this department, if deemed necessary, reserves the right to set further requirements.

You may contact me if you need further clarification or have any queries regarding the above-mentioned.

Yours faithfully.



**R.A. MORRIE**

**HEALTH OFFICER / ENVIRONMENTAL HEALTH PRACTITIONER  
FOR THE MUNICIPAL MANAGER**

# Memo

**To:** EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE  
(ATTENTION: E. CYSTER)

**From:** EXECUTIVE DIRECTOR: ENGINEERING SERVICES

**Enquiries:** LH. SMITH

**Collaborator number:** 2175321

**Reference number:** 15/4/1 (16818) P (0853)

**Date:** 26 June 2025

**Subject:** APPLICATION FOR CONSENT USE TO ALLOW FOR THE PROPOSED LIQUOR STORE OUTLET (OFF-SIDE CONSUMPTION): ERF 16818 PAARL.

These conditions will be subject to review by the Engineering Services Department upon receipt of Civil and/or building plans for approval. This may require all the studies carried out for the proposed development to be updated and revised accordingly, which shall include compliance with the latest legislation, amended legislation, latest or amended standards and revised master planning.

The aforementioned is based on the possibility of changes in the physical environment in respect of engineering infrastructure between date of issuing of conditions and actual building/construction being imminent, which may impact on available relevant infrastructure capacities as at time of initial issuing of conditions.

**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; and
- 1.2 Any alterations to the existing road network will be the responsibility of the developer which includes design, approval and construction of any additional traffic control and or traffic calming measures.

### 2 STORM WATER

- 2.1 Any new storm water networks will be the responsibility of the developer, including all internal and bulk connectors;

- 2.2 Only pre-development run-off of a 1:2 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; and
- 2.3 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.

### **3 WATER**

- 3.1 The existing water metered connection to remain;
- 3.2 Water saving devices shall be installed in toilets, bathrooms and basins; and
- 3.3 Any existing system that is to remain shall be upgraded to minimum municipal standards.

### **4 WASTEWATER SERVICES**

- 4.1 The existing wastewater connection must remain and must be accessible/ unobstructed at all times; and
- 4.2 Any existing system that is to remain shall be upgraded to minimum municipal standards.

### **5 SOLID WASTE**

- 5.1 An additional wheelie bin is available, if required, at the cost of the developer;
- 5.2 The Municipality undertakes to remove household refuse in accordance with its by-laws and shall make its own arrangements with the occupants of erven for the removal of such household refuse; and
- 5.3 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 **R21 550.00 (Excl VAT)**. The levy is valid until **30 June 2025** where after a new calculation is required. The value has been calculated as follows:

- 6.1.1 Water = R 2 079.00
- 6.1.2 Sewer = R 1 416.00
- 6.1.3 Roads = R 15 857.00
- 6.1.4 Stormwater = R 493.00
- 6.1.5 Solid Waste = R 1 705.00

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 ***Depending on the scale of expansion in future, additional Civil Engineering Specialist Reports may be requested by this department when the developer wishes to increase the GLA;***

7.2 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;

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

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

7.5 The above conditions are to be complied with in stages.

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

7.5.2 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 subdivided erf within the development property or occupation of any property/building in the phase; and

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

GCM



LH Smith

**SENIOR MANAGER: INFRASTRUCTURE MANAGEMENT**

I:\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2025\Comments\Erf 16818 Paarl - Application for Consent Use for the Proposed Liquor Store Outlet (Off-site Consumption).docx

LHS/bm





Date Payment Received:  
Receipt Number:

Description of proposed land use

A	B	C	D	E
#REF!				



# Memo

<b>To:</b>	Senior Manager: Land Development Management For attention: H Strijdom/C van der Bank/E Cyster
<b>From:</b>	Manager: Planning and Customer Services
<b>Enquiries:</b>	L Laing
<b>Reference number:</b>	8/2/5_16818
<b>Date:</b>	12 January 2025
<b>Subject:</b>	<b>APPLICATION FOR CONSENT USE, ERF 16818, PAARL</b>

Time Limit on Conditions: These conditions will be limited to a period of one (1) year from the date as on the covering memo from this department. After this period a re-application must 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. The developer will be responsible for all cost in the case where he or she request any infrastructure situated in the road reserve to be moved or relocated to new proposed positions.
- 2.5. The developer is required to include measures to improve energy efficiency for any additional load requirement to the existing electrical supply.
- 2.6. It may be requested to register service servitudes where existing and or new infrastructure will or have been installed.
- 2.7. A service level agreement between the municipality and the owner or developer of above-mentioned erf must be arrange at Electro-Technical Service Department (Planning and Design division - Chief Engineering Technician) for any additional load requirement.

### 3. GENERAL

- 3.1. NRS069 Network recovery cost will apply for any additional load requirement and will be calculated according to the following as indicated in approved tariffs: **R4 687.00 per kVA (V.A.T. included)**. The cost as mentioned above is valid until 30 June 2025 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 installation electrician shall be used to do all 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 must be handed over to the Electro-Technical Services Department (Service section) on the day the service is rendered or as the case may be.
- 3.6. 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**

I:BEPLAN\_3\Sub\_Divisions\_Rezoning\202425\16818