

Enquiries: C v/d Bank
Contact Number: 021 8074832
Reference: 15/4/1(F1274) P
Date: 22 January 2026

CB/JA
15/4/1(F1274) P

Marike Bolz
Arch Town Planners
Bakkerhuis
152 Dorpstraat
Stellenbosch
7600

marike@archtownplanners.co.za

Dear Madam,

APPLICATION FOR CONSENT USE FOR VISITORS' FACILITIES, VISITORS' ACCOMMODATION AND A FUNCTION VENUE: REMAINDER OF FARM 1274 PAARL DIVISION (SIGNAL HILL)

Your above-mentioned application (Collaborator Reference 2231795) refers.

1. **Approval** has been granted in terms of Section 60(1)(a) of the Bylaw on Municipal Land Use Planning, 2018, for the following:
 - 1.1 **Consent Use** as indicated on the Site Development Plan drawn by Phillip Fouche, Project Number PA1274 Revision 01 dated 27 February 2025 attached as **(Annexure B)** for the following:
 - 1.1.1. Visitors' Facility for a Function Venue (Wedding Chapel) (measuring ±305m² in extent).
 - 1.1.2. Visitors' Facility for Function Venue (measuring ±750m² in extent) within a converted existing building.
 - 1.1.3. Visitors' Facility for Visitors' Accommodation within four (4) converted existing employee dwellings for the provision of fourteen (14) bedrooms (which will result in a maximum of twenty-eight (28) guests).
2. **Permission** has been granted in terms of Section 224 of the Drakenstein Zoning Bylaw 2018, for the construction of twelve (12) new horse stables (measuring ±404m² in extent) within 200m of the Scenic Overlay Zone.

3. The approvals mentioned in above paragraphs shall be subject to the following conditions, laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:

- 3.1 Adherence to the conditions set by the Drakenstein Municipality: Civil Engineering Services Division as set out in its memorandum 15/4/1 (F1274/0) P (1192) dated 29 July 2025 (**Annexure H**).
- 3.2 Adherence to the conditions set by the Drakenstein Municipality: Electro Technical Services Division as set out in its memorandum dated 8/2/5_1274 dated 6 July 2025, (**Annexure I**).
- 3.3 The development shall take place in accordance with the site development plan attached (**Annexure B**). The non-agricultural land uses, including parking areas and open entertainment areas associated with Visitors Facilities, shall be limited to the area as specified on the Site Development Plan.
- 3.4 No additional productive agricultural land may be used for parking or facilities and activities associated with Visitors Facilities, without consent from the Municipality.
- 3.5 The Visitors Accommodation provided in the converted four (4) employee dwelling units shall not be used as “Additional dwellings” and shall only provide overnight accommodation for paying guests on a short-term basis (≤30 days).
- 3.6 The remaining four (4) employee dwelling units shall be used solely for boda vide farm worker families.

3.7 The following operational restrictions shall apply

- 3.7.1 The maximum capacity of the Function Venue and Wedding Chapel, shall be limited to 120 guests.
- 3.7.2 Functions shall be limited to Fridays, Saturdays and Sundays, only.
- 3.7.3 Operational hours on Fridays and Saturdays from 10:00am to 12:00am (midnight) and Sundays from 10:am to 10:pm.
- 3.7.4 Outdoor amplified music to seize on Fridays and Saturdays at 10pm. No amplified music allowed on Sundays.
- 3.7.5 Indoor amplified music to seize on Fridays and Saturdays at 12am (midnight). Indoor amplified music to seize on Sundays at 10:00pm.
- 3.7.6 Adherence to a Noise Management Plan (NMP) and noise mitigation measures including acoustic paneling for the function venue.
- 3.7.7 This approval does not include or condone the use of the function venue or outside area for a “Place of Entertainment”.

3.8 No buildings or structures may be erected, or existing structures altered, without the approval of building plans by Council. Prior to the approval of building plans the owner shall comply with the following:

- 3.8.1 The owner shall provide proof that the secondary access from the Provincial Road to the employee dwellings have been permanently closed.
- 3.8.2 The owner provide proof that a water services intermediary agreement has been reached with the Drakenstein Municipality.
- 3.8.3 The owner shall submit proof of the installation of meters to measure the abstraction from any natural water source on the property.
- 3.8.4 The property owner shall provide proof that the Development Charges as contained in Annexure H, has been paid.
- 3.8.5 No buildings shall be allowed within the minimum distance of 8m from the existing 11 Kv overhead electrical line measured from the outer conductor horizontally.
- 3.8.6 The property owners shall submit a landscaping plan and maintenance plan for evaluation at building plan stage. Locally indigenous plant species should be included as part of the landscaping.
- 3.8.7 All landscaping plans and landscape maintenance plans must be implemented before the Occupation Certificate shall be issued.
- 3.8.8 The owner must ensure that the building plans for the function venue complies with Regulation 6 of the Western Cape Noise Control Regulations, 2013. The venue must be sufficiently soundproofed such that noise from amplified sounds does not create a “disturbing noise” outside the property projection plane.
- 3.8.9 The owner must submit a Noise Management Plan (NMP) to the satisfaction of the Municipality in terms of Regulation 4(3). This plan must detail:
 - 3.8.9.1 Maximum noise levels (dBA) allowed inside the venue;
 - 3.8.9.2 Cut-off times for amplified music;
 - 3.8.9.3 Placement and orientation of speakers (directed away from neighbors); and
 - 3.8.9.4 Management of guests in outdoor areas.

3.9 Only one electrical cable connection per farm is allowed.

3.10 In the event of a noise complaint which the Municipality deems valid, the Municipality reserves the right to instruct the owner, at their own cost, to appoint a registered professional acoustic

consultant to undertake a noise measurement in accordance with SANS 10103 and a noise impact assessment in accordance with SANS 10328. If non-compliance is found, the owner must implement mitigation measures as recommended by the consultant within a timeframe determined by the Municipality.

3.11 Should the applicant fail to comply with any of the above-mentioned conditions of approval, the Council reserves the right to impose further conditions in future if deemed necessary or instruct the owner to cease the activity by issuing a compliance notice in accordance with the Municipal Planning Bylaw.

4. The following reasons shall be regarded as motivation for the decision:

4.1 A transparent and fair process was followed in processing the application in accordance with the Land Use Planning Bylaw, 2018. One objection was received.

4.2 The motivated objection and the applicant's response were duly considered. The applicant has proposed adequate mitigation measures to address potential impacts, particularly in respect of noise, operating hours, and access, and has demonstrated willingness to comply with the Western Cape Noise Control Regulations, 2013.

4.3 The application is supported by the internal and external departments, and the relevant conditions were included in the recommendation for compliance by the applicant.

4.4 The proposal conforms to the Spatial Planning Principles, SDF, and policies for the area.

4.5 The primary zoning of the Remainder of Farm 1274 Paarl Division remains "Agriculture Zone". The non-agricultural land use shall be restricted to the open areas and existing buildings, as indicated on the Site Development Plan. Any deviation or extension of the Visitors Facilities, parking areas or open entertainment areas, shall be subject to a further land use application and public participation.

4.6 The Visitors Facilities shall be restricted to the conditions mentioned above in order to limit the noise and traffic congestion associated with the gathering of people on the surrounding properties. Where the additional land use exceeds the mentioned limitations or number of guests specified, the Municipality shall require further consent and public participation.

4.7 The site-specific circumstances, including the optimal use of existing infrastructure, enhancement of agricultural activities, economic and tourism benefits within an established tourism corridor, and alignment with sustainable development principles was considered and the application is supported from a town planning point of view.

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 from the date of registration of the letter.

This approval is therefore suspended until further notice. The applicant is required to notify (email or per hand) the surrounding property owners who were notified of the application during the public

participation process of their right of appeal – proof of notification must be provided. The appeal procedures are set out in Section 80 of the above-mentioned Bylaw (attached).

The approval letter be displayed on the notice boards of the municipal offices and libraries and be posted on the official municipal website.

Yours faithfully

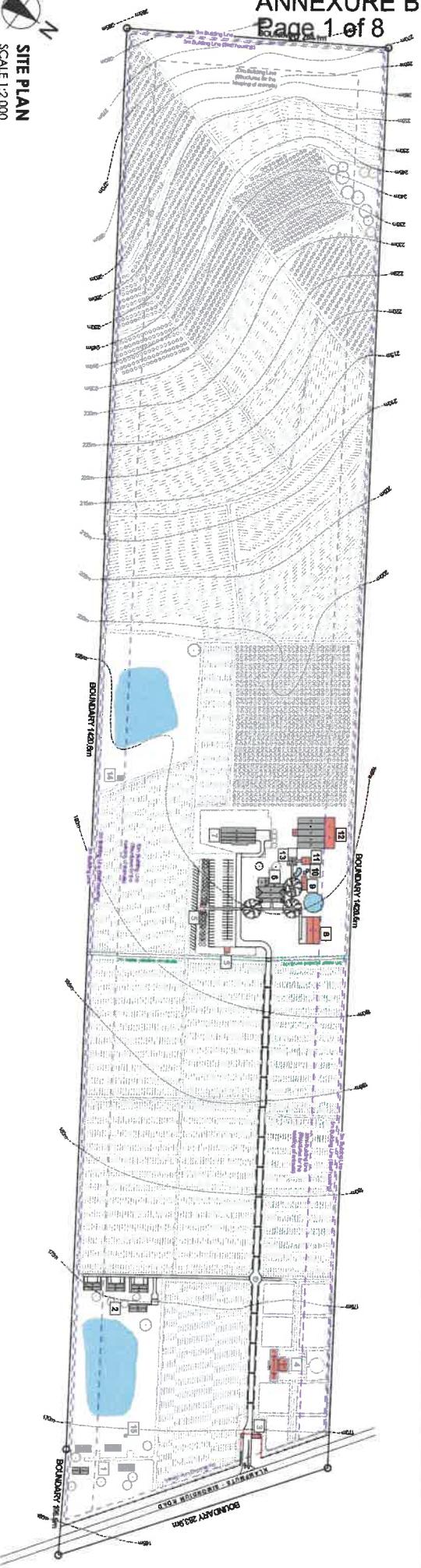


H. G. STRIJDOM
MANAGER: LAND DEVELOPMENT MANAGEMENT

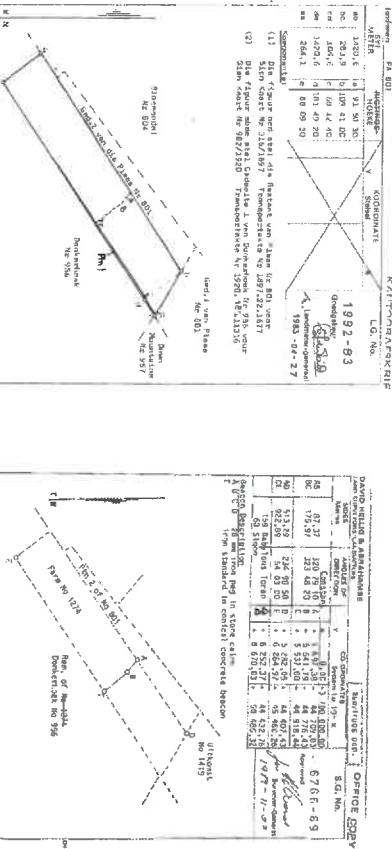
SITE PLAN

SCALE 1:2 000

SITE PLAN
SCALE 1:2000



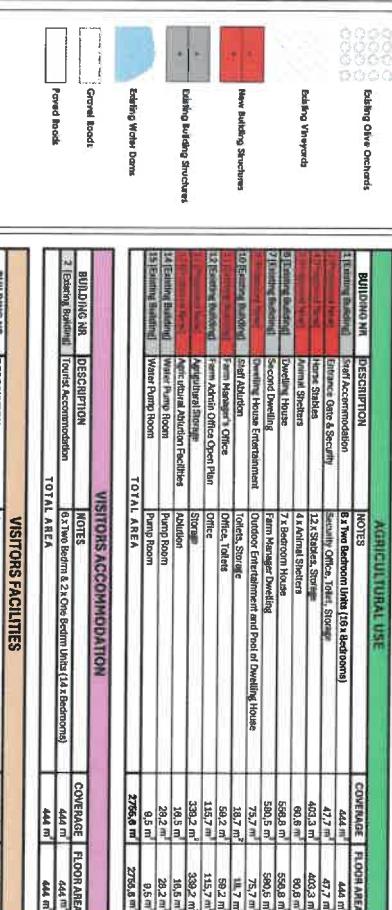
SG DIAGRAMS



LEADER

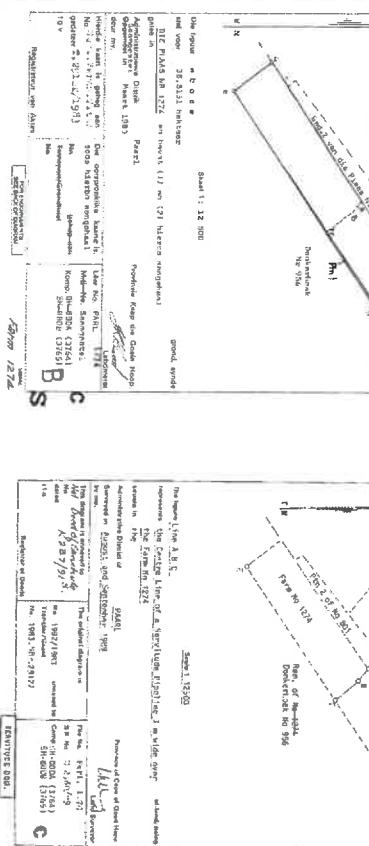
AREA SCHEDULE

(for detailed area schedule, refer to schedules for individual buildings)



ELENA UNNA

SARVING SYSTEMIC



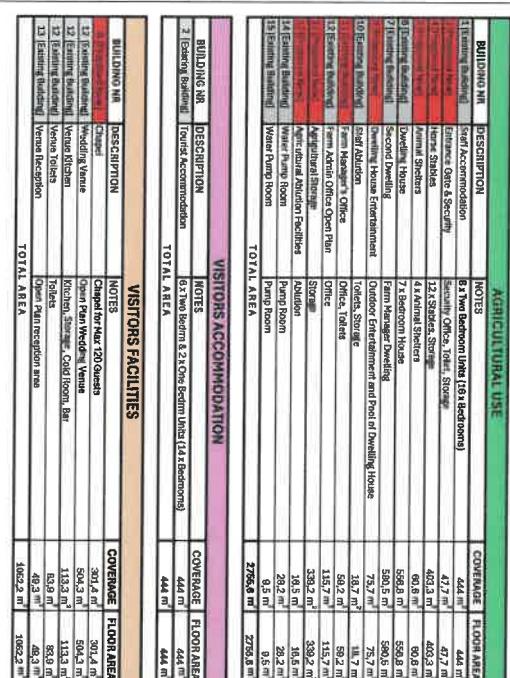
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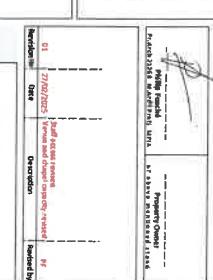
NOTE-3	Chapel for Max 120 Guests
	Open Plan Wedding Venue
Kitchen, Staff, Cold Room, Bar	
Toilets	
Open Plan reception areas	
ALL AREA	

Die Befreiung der
Arbeiterklasse
in Russland
und der
Weltrevolution
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STAFF ACCOMMODATION SCALE 1:200

AANNEXURE B
Page 3ANNEXURE B
Page 2 of 8 of 8

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A cross-sectional diagram of a dam. The top part is labeled 'Cresting Dam' and the bottom part is labeled 'Dam Face'. The dam face is depicted with a series of vertical lines representing the upstream and downstream slopes.

DRAFT DRAFT

१०

1440 BOUNDARY LINE

UNIT 6
Two Bilingual Units

UNIT 3

Two Businesses Ltd

NOTE:
NO INTERNAL OR
EXTERNAL CHANGES
TO EXISTING STAFF
HOLDING

NOTE:
ALL EXISTING BUILDINGS
TO REMAIN SELF-
CATERING STAFF
ACCOMMODATION UNITS

112

Existing entrance to worker cottages to be permanently closed. Tabs marked with an internal link road from the main access.

A dark, textured surface, possibly a book cover or endpaper, featuring several metal brackets and a red strap. The metal brackets are L-shaped and appear to be part of a binding mechanism. A single red strap runs diagonally across the surface, secured by one of the brackets. The overall appearance is industrial or functional.

FAIR BOUNDARY LINE

Structural Engine

	
F-Architects	
Philip Touche	
Architectural Services	
13 Birkdale Street, The Edge, Christchurch, 80141	
Phone: (03) 320 8423	
Fax: (03) 320 8423	
e-mail: info@f-architects.co.nz	
www.f-architects.co.nz	
Proposed Project for	
Leo Sky (Pty) Ltd.	
on Site: 111 Hinewai Road, Kaitoke, 7270	
Kaitoke, Dunedin, New Zealand	
Project No: 2001/0001	
Architect: Philip Touche	
Last Revised: 20/01/2001	
Version: 01	
Version Date: 20/01/2001	
Project Name: Skycity residential	
Description	Reference
27	27
<i>Note: All drawings are to be read in conjunction with the Contract Drawings.</i>	

2025/09/17					
Project	Deadline	Status	Scope	Resource	Comments
Philip Fouché	2025-09-17	On Track	Initial Planning	Philip Fouché	Initial planning phase completed. Next steps: detailed design and procurement.
Philip Fouché	2025-09-28	On Track	Design Phase	Philip Fouché	Design phase progressing well. Key milestones: structural analysis, material selection, and preliminary cost estimation.

NOTES

To:	EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE (ATTENTION: C. VAN DER BANK)
From:	EXECUTIVE DIRECTOR: ENGINEERING SERVICES
Enquiries:	LH SMITH
Collaborator number:	2231795
Reference number:	15/4/1 (F1274/0) P (1192)
Date:	29 July 2025
Subject:	APPLICATION FOR CONSENT USE FOR VISITORS FACILITIES, VISITORS ACCOMMODATION AND A FUNCTION VENUE ON SIGNAL HILL: REMAINDER FARM 1274/0, 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;
- 1.2. *The conditions of approval from the Provincial Roads Engineer with reference (DOI/CFS/RN/LU/REZ/SUB – 10/596), dated 25 June 2025 must be adhered to; 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 or traffic

calming measures as detailed in the Traffic Impact Statement (TIS) by Innovative Transport Solutions (ITS) with reference ITS 4794 TIS Farm 1274, Paarl dated 04 March 2025.

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;
- 2.3. Contaminated run-off (washing water, storm water, etc) must be disposed of in such a manner so as not to cause any pollution to surface, ground water or create a nuisance;
- 2.4. 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

- 3.2 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;
- 3.3 The developer will be required to connect to future Drakenstein Municipal networks when it is provided;
- 3.4 Water saving devices shall be installed in toilets, bathrooms and basins;
- 3.5 Any existing system that is to remain shall be upgraded to minimum municipal standards;
- 3.6 Any upsizing and/or upgrading required will be for the developer account;
- 3.7 ***Water services intermediary agreement to be entered into with Drakenstein Municipality;***
- 3.8 ***Farm owners are regarded as water services intermediaries and are responsible for the provision of at least basic water and sanitation services to people living on the farm; and***
- 3.9 ***Any abstraction from any natural water source on the property must be metered (type of meter to be confirmed by Department of Water and Sanitation).***

4. WASTEWATER SERVICES

- 4.1 The developer will be responsible to connect to future municipal networks when it is provided;

- 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;
- 4.4 The municipality cannot guarantee a tanker service at all times and the owner remains responsible for the servicing of the conservancy tank. Any private company used must be registered with the Municipality and must provide the owner of an invoice for services rendered. All invoices must be submitted on a monthly basis to the Waste Water Services section as proof of compliance;
- 4.5 Any upsizing and/or upgrading required will be for the developer account; and
- 4.6 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;
- 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; and
- 5.3. The Developer shall indemnify the Municipality from any damages caused as a result in rendering the refuse removal service.

6. DEVELOPMENT CHARGES

- 6.1 Based on the information provided in the application, the Development Charge payable by the developer is R 748,795.00 (Excl. VAT). The levy is valid until 30 June 2026 where after a new calculation is required. The value has been calculated as follows:
 - Water = R 0.00
 - Sewer = R 0.00
 - Roads = R 586,011.00
 - Stormwater = R 104,416.00
 - Solid Waste = R 58,368.00

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 The whole of the works shall fall under the control of a single project manager;
- 7.5 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.6 A set of accurate as built drawings as per Drakenstein Municipality: Civil Engineering Department's Standards must be submitted at the practical completion inspection;
- 7.7 The above conditions are to be complied with in stages;
 - 7.7.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
 - 7.7.2 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
 - 7.7.3 Proof of compliance for the requirements associated with long term operations must be available on request.

LH Smith

SENIOR MANAGER: INFRASTRUCTURE MANAGEMENT

I:\INFRASTRUCTURE MANAGEMENT\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2025\Comments\FARM 1274 portion 0, Paarl - Consent Use Application for Visitors Facilities, Accommodation and Function Venue on Signal Hill.docx
LHS/bm

	#REF!	Visitors Accommodation	Visitors Facilities (Chapel) Gate House
	#REF!		

Description of
proposed land use

Date Payment Received:	Receipt Number:
------------------------	-----------------

Receipt Number:

Memo

To:	Senior Manager: Land Development Management For attention: H Strijdom/C van der Bank/E Cyster
From:	Manager: Planning and Customer Services
Enquiries:	L Laing
Reference number:	8/2/5_1274
Date:	6 July 2025
Subject:	APPLICATION FOR CONSENT USE, ERF 1274, PAARL

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. Minimum distance from existing 11kV overhead line is 8m measured from the outer conductor horizontally.
- 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: **R5,443.06 per kVA (V.A.T. excluded)**. The cost as mentioned above is valid until 30 June 2026 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

A handwritten signature in black ink, appearing to read "L. LAING", is written over a large, thin-lined oval.

L LAING

MANAGER: PLANNING AND CUSTOMER SERVICES

I:BEPLAN_3\Sub_Divisions_Rezoning\202526\1274