



Contact Enquiries: Earl Cyster
Number : 021 807 4770
Reference: 15/4/1 (F1529) P
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EC/CS

Willie Steyn
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Sir

APPLICATION FOR CONSENT USE FOR INTENSIVE ANIMAL FARMING: FARM 1529 (KWECKVLEI), ROOSHOEK ROAD, PAARL DIVISION

I refer to your land use application (Collaborator reference 2280094_4105293).

1. **Provisional approval** has been granted in terms of **Section 60(1)(a)** of the **Drakenstein Zoning Scheme By-Law, 2018**, for a **Consent Use for Intensive Animal Farming** on **Farm 1529, Paarl Division (Kweekvlei)**, comprising the erection of **21 broiler houses** ($\pm 1\,935\text{ m}^2$ each) on **three development sites** of approximately 4.5 ha each, for the rearing of **40 000 chickens per house** (total $\pm 840\,000$ birds), as indicated on the **Site Development Plan** drawn by Willie Steyn (Ref: OS1) dated 098/06/2025, **(See Annexure B)**.
2. The approval mentioned in Paragraph 1 above is subject to the following conditions, laid down in terms of 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 as set out in its memorandum with reference 15/4/1 (F1529/0) P (1388) dated 21 October 2025 **(See Annexure C)**;
 - 2.2 Adherence to the conditions laid down by the Drakenstein Municipality: Electrical Engineering Services Division as set out in its memorandum with reference 8/2/5_1529 dated 23 October 2025 **(See Annexure E)**;

2.3 Adherence to the conditions set by the Cape Winelands District Municipality: Health Department as set out in its letter (Reference 16/3/3/6/7/1/B3/38/1291/24 dated 10 February 2025 **(See Annexure G)**;

2.4 Adherence to the conditions set by the Western Cape Government: Department of Transport and Public Works as set out in its letter (Reference DOI/CFS/RN/LU/REZ/SUB-10/586 (Application No: 2025-07-0019) dated 6 October 2025, **(See Annexure H)**;

3. The following conditions from a town planning perspective be applicable:

3.1 This approval applies only to the application in question and shall not be construed as authority to depart from any other legal prescriptions, environmental requirements, or municipal by-laws.

3.2 No new buildings or boundary walls shall be erected, nor any existing structures altered, without the approval of building plans by Council.

3.3 The applicant must adhere to all biosecurity, waste management, and environmental protection measures required by the relevant internal and external departments.

3.4 The applicant must implement water conservation measures, including rainwater harvesting, greywater recycling, water-wise landscaping, and efficient use of potable water for the operation.

3.5 Energy saving devices such as are contained in the Drakenstein Municipality's Green Building Manual be made use of as far as possible.

3.6 Any future amendments to the development or operations on the site shall require separate municipal approval.

3.7 Should the applicant fail to comply with any of the above conditions, Council reserves the right to impose further conditions or revoke the approval if deemed necessary.

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

4.1 The Agriculture Zone provides for Intensive Animal Farming as a Consent Use, thereby supporting diversified agricultural practices that enhance the economic viability of rural land.

4.2 The site characteristics — including its size, location, and accessibility — are well-suited to the proposed activity.

- 4.3 The surrounding area accommodates mixed agricultural and intensive farming operations, making the proposal contextually appropriate while maintaining the rural character of the area.
- 4.4 The proposal is consistent with the Drakenstein Spatial Development Framework (SDF) and the Provincial Spatial Development Framework (PSDF), which both promote agricultural diversification, job creation, and sustainable rural economic growth.
- 4.5 The development will support local employment, contribute to the regional poultry industry, and strengthen food security through localised production.
- 4.6 All relevant internal and external departments have reviewed the application and expressed their support, subject to standard conditions of approval.
- 4.7 No significant visual, environmental, or service-related impacts are anticipated as a result of the proposed use.
- 4.8 The proposal promotes spatial sustainability and resilience, being compatible with surrounding rural land uses and maintaining the agricultural integrity of the area.

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



H. G. STRIJDOM (PR. PLN A/1058/1998)
MANAGER: LAND DEVELOPMENT MANAGEMENT

Please Address all correspondence to the City Manager, P O Box 1, Main Street, Paarl, 7622, or Customer care, e-mail, customer care@drakenstein.gov.za, Henk Strijdom, henks@drakenstein.gov.za