



Enquiries: Cornelia vd Bank
Contact number: 021 807 4832
Reference: 15/4/1 (F1576/2) P
Date: 18 August 2026

Cvd Bank/HK

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Dear Madam

APPLICATION FOR CONSENT USE: FARM 1576 PORTION 2 PAARL DIVISION

I refer to your land use application (Collaborator reference 2299775)

1. **Approval** is hereby granted in terms of Section 60(1)(a) of the Drakenstein Municipal Land Use Planning Bylaw, 2018, on the Portion 2 of Farm 1576 Paarl Division (Mooi Bly Farm) for Consent Use for Visitors' Accommodation and to supersede any previous approvals for visitors accommodation, in accordance with the Site Development Plan drawn by CS Studio Architects, Project No 2021-07 dated 2025/07 (**Annexure A**), as follows:
 - 1.1 Building 04: $\pm 75.89\text{m}^2$ (Tasting Cottage) for 2 visitors.
 - 1.2 Building 05: $\pm 109.64\text{m}^2$ (Shiraz Cottage) for 6 visitors.
 - 1.3 New Building 06: $\pm 110.53\text{m}^2$ (Pinotage Cottage) for 6 visitors.
 - 1.4 New Building 07: $\pm 95.51\text{m}^2$ (Sauvignon Cottage) for 6 visitors.
 - 1.5 Building 08: $\pm 81.35\text{m}^2$ (Chardonnay Cottage) for 4 visitors.
 - 1.6 Building 09: $\pm 109.34\text{m}^2$ (Chenin Cottage) for 6 visitors.
 - 1.7 Building 10: $\pm 62.50\text{m}^2$ (Merlot Cottage) for 2 visitors.

2. The approvals mentioned in the above-mentioned paragraph 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 (F1576/2) P (2610) dated 28 May 2026 **(See Annexure F)**;
 - 2.2 The built footprint of the visitors' facilities shall be restricted to the area schedule as contained in the Site Development Plan **(See Annexure A)**.
 - 2.3 No additional productive agricultural land may be used for parking, storage facilities and activities associated with Visitors Accommodation, without consent from the Municipality.
 - 2.4 The visitor's accommodation shall remain subservient to the primary agricultural activity on the property.
 - 2.5 No buildings, shipping containers, wooden houses and/or tented structures may be erected, or existing structures altered, without the approval of building plans by Municipality.
 - 2.6 Only the grapes grown and produced on the farms owned by the owners may be processed, bottled and stored on this property in the existing wine cellar.
 - 2.7 The property owner shall submit building plans for approval of all alterations to the existing buildings in order to apply for an occupancy certificate.
 - 2.8 The wine tasting room (Building 04) has been converted into a visitor's accommodation unit and no further building plan approval will be granted for the construction of a similar land uses unless the Municipality is satisfied that the expansion of non-agricultural uses will not impact negatively on the primary agricultural function of the property.
 - 2.9 Any abstraction from a natural water source on Portion 2 of Farm 1576 Paarl Division (Mooi Bly Farm) must be metered (type of meter to be confirmed by Department of Water and Sanitation).
 - 2.10 Should the applicant fail to comply with any of the above-mentioned conditions of approval, the Municipality 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.

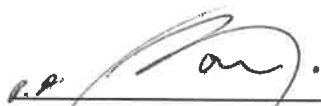
3. The following are regarded as the reasons for the above approval decisions:
- 3.1 A transparent and fair process was followed in processing the application in accordance with the Land Use Planning Bylaw, 2018. No objections were received during the public participation period.
 - 3.2 The ward councilor observed the public participation period and provided comment accordingly.
 - 3.3 The application is supported by the internal departments, and the relevant conditions were circulated to the applicant for a formal written response.
 - 3.4 Due to the fact that no objections were received during the public participation period, the application is supported from a land use point of view, subject to conditions to restrict further expansion of the visitor's accommodation buildings and associated uses in order to protect productive agricultural land and the rural character and infrastructure of the surrounding area.
 - 3.5 The primary zoning of the Portion 2 of Farm 1576 Paarl Division remains "Agriculture Zone". The visitors' accommodation shall be restricted to the existing buildings as indicated on the Site Development Plan and any deviation or extension of the existing visitor's accommodation facilities, shall be subject to further land use application and public participation.

Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority in terms of Section 79(2) of the Drakenstein Bylaw on Municipal Land Use Planning 2018, by any person whose rights are affected by the decision of an authorised official, within **21 days** of notification of the decision. This approval is therefore suspended until further notice.

Please notify (**email or per hand**) the surrounding property owners who were notified of the application during the public participation process and the **objectors (if applicable)**, of their general right of appeal proof of notification **must** be provided. Note that the 21-day appeal period will commence the day after all the property owners have been notified.

The appeal procedures are set out in Section 80 of the abovementioned By-Law (attached). All appeals should be lodged to the City Manager of Drakenstein Municipality, P.O Box 1, Paarl, 7622 or at customercare@drakenstein.gov.za

Yours faithfully



H.G STRIJDOM (PR. PLN A/1058/1998)

SENIOR MANAGER: LAND DEVELOPMENT AND MANAGEMENT