



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

C vdB/HK

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Dear Madam

APPLICATION FOR TECHNICAL APPROVAL: PORTION 2 OF FARM 1576 PAARL DIVISION

Your application under reference 2299775 refers.

1. **Final approval** is therefore granted in terms of Section 13(2)(d) of the Drakenstein Zoning Scheme Bylaw, 2018, for a Technical Approval on Portion 2 of Farm 1576 Paarl Division (Mooi Bly Farm) in order to regularise the existing wine cellar, wine tasting and wine sales facility (approximately 546.35 m²) as indicated on the Site Development Plan drawn by CS Studio Architects, Project No 2021-07 dated 2025/07 (**See Annexure A**).
2. The approval mentioned in Paragraph 1 above is subject to the following conditions, laid down in terms of Section 13(2)(h) of the Drakenstein Zoning Scheme Bylaw, 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 D**);
 - 2.2 No new buildings are to be erected, or existing structures altered, without the prior approval of building plans by the Council;
 - 2.3 As access is off Minor Road 5638, the applicant shall at his/her own cost adhere to the conditions of the Provincial Roads Engineers, as per their letter referenced DOI/CES/RN/LU/BPI-10/196 (Application No: 2025-11-0045) dated 29 January 2026.

- 2.4 The property owner shall enter into a water services intermediary agreement to be with Drakenstein Municipality.
- 2.5 Any abstraction from any 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).
- 2.6 Only 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 This approval applies only to the technical approval in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements; and
- 2.8 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.

Yours faithfully



HAMISH LOUW

MANAGER: LAND DEVELOPMENT FACILITATION AND COMPLIANCE