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Date: 10 April 2024

JD/JA
15/4/1 (F 1672) P

P-J Le Roux Town and Regional Planner (PTY) Ltd
262 Main Road
PAARL
7622

Email: pj@pjleroux.co.za

Sir

APPLICATION FOR CONSENT USE: FARM 1672 PAARL DIVISION

Your above - mentioned application refers.

1. **Approval has been granted** in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the following:-
 - 1.1 **Consent use** on Farm 1672 Paarl Division, to utilise the existing main house, garden area and wine tasting room as a function venue (max 40 guests), as indicated on the site development plan drawn by P-J Le Roux Town and Regional Planner, Drawing No. 4 Rev 1, dated April 2022, (**Annexure B**);
 - 1.2 **Consent use** on Farm 1672 Paarl Division, to utilise three existing vacant employee/staff houses and the existing cottage for a visitors' accommodation (exceeding 14 guests to a maximum of 16 guests), as indicated on the site development plan drawn by P-J Le Roux Town and Regional Planner, Drawing No. 4 Rev 1, dated April 2022, (**Annexure B**);
2. The approval mentioned in Paragraph 1.1 to 1.2 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/ (Remainder of Farm 1672) P (1261) dated 03 November 2022, (**Annexure D**);

2./...

3. Adherence to the following conditions from a town planning point of view:
 - 3.1 The approval applies only to the application in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements;
 - 3.2 No new buildings or boundary walls are to be erected or existing structures be altered without the approval of building plans by Council;
 - 3.3 The proposal complies with all respective health requirements;
 - 3.4 Energy-saving devices such as are contained in the Drakenstein Municipality's Green Building Manual be made use of as far as possible;
 - 3.5 Any amendments to the application be subject to the relevant approval;
 - 3.6 The function venue not exceed more than 40 guests per event regulated between 08h00am to 00h00am, Mondays to Saturdays only and occasionally 01h00am), dependent on the nature of the function, unless prior permission has been obtained from the immediate surrounding and affected property owners;
 - 3.7 The applicant ***must*** institute water conservation measure such as rainwater harvesting, grey water recycling and similar technical advancements such as low flow shower heads, dual flush toilets and water-wise gardens;
 - 3.8 Should the applicant fail to comply with any of the above conditions, Council reserves the right to impose further conditions in future if deemed necessary or even revoke the approval;
4. The following be regarded as the reasons for the decision:
 - 4.1 The proposed application is merely to utilise existing built structures to accommodate a function venue and visitors' accommodation;
 - 4.2 The proposal is to utilise existing infrastructure and developed structures, in its current position, with no new development being proposed;
 - 4.3 The proposal at hand is not expected to be out of scale, nor character with the surrounding built and natural environment due to existing infrastructure being utilised;
 - 4.4 The application is not expected to significantly impact on the health, safety and wellbeing of the surrounding built and natural environment;

- 4.5 All respective departments support the proposal; and
- 4.6 The proposal is considered to be consistent with the Drakenstein Spatial Development Framework.

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 **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

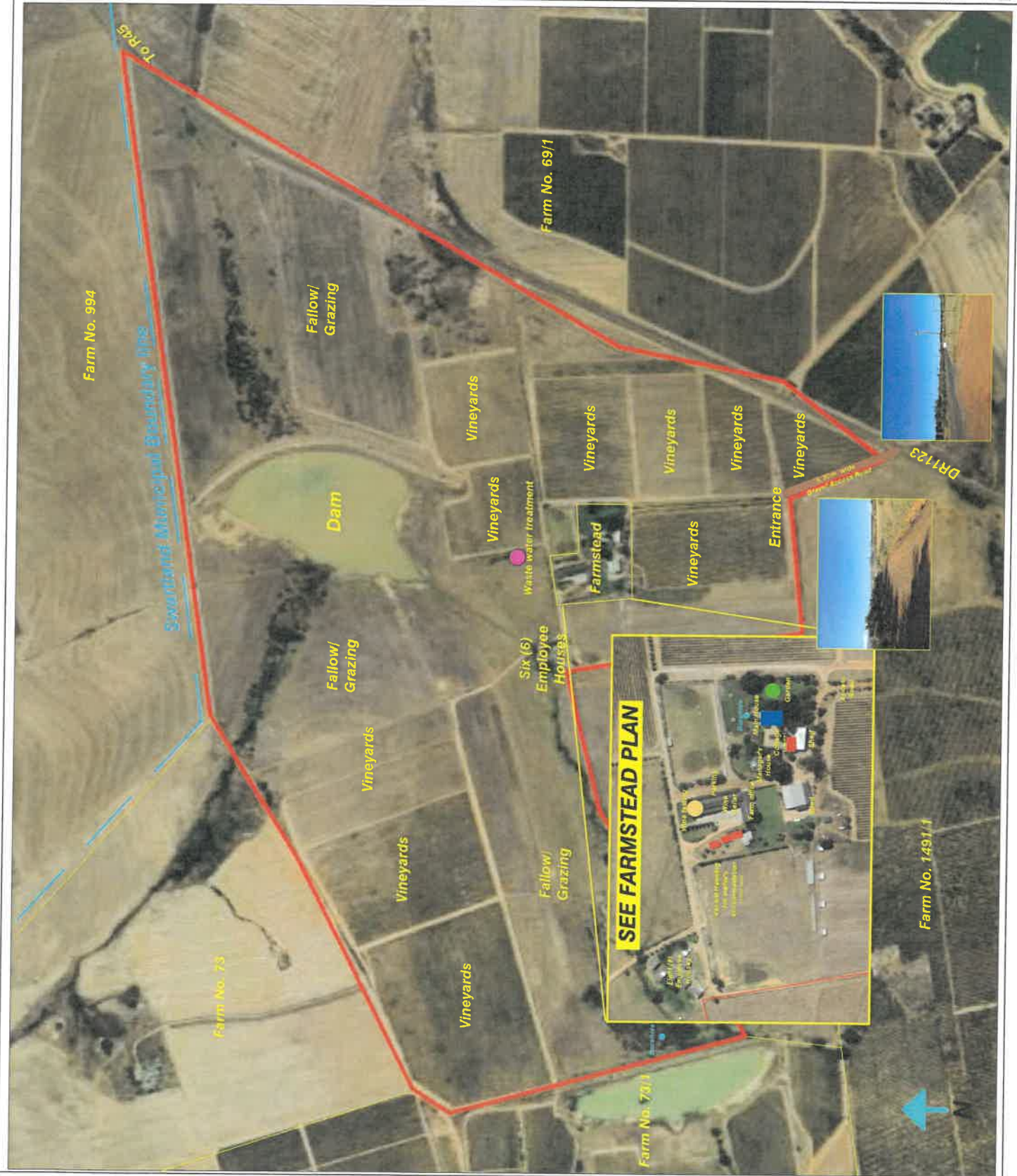
- Existing vacant houses and cottage to be used for visitors' accommodation (±50m² each) with parking
- Existing Main House (±390m²) to be used for functions and receptions with existing tasting room parking
- Existing Garden to be used for functions and receptions
- Existing Wine tasting (±90m²) with outside garden area (±140m²) to be used for functions and receptions with existing parking area
- Existing Waste Water Treatment
- Existing Boreholes (2x)

PJ Le Roux
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Project:
 Application for Consent
Use:
 Rem. Farm No. 1672
 Paarl

Description:
 Site
 Development
 Plan

DORAN WINES	
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Memo

To:	EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT (ATTENTION: J. MEYER)
From:	MANAGER: INFRASTRUCTURE DEVELOPMENT
Enquiries:	L. PIENAAR
Collaborator number:	
Reference number:	15/4/1 (REMAINDER OF FARM 1672) P (1261)
Date:	03 November 2022
Subject:	APPLICATION FOR CONSENT USE: REMAINDER OF FARM NO. 1672, PAARL

Time Limit on Conditions: These conditions will be limited to a period of 2 (two) years from the date as on the covering memo from this department. If after this period no construction has commenced (this excludes any preparatory work or site clearance) all the studies carried out for the proposed development need to be updated and revised accordingly, this shall include compliance with the latest legislation, amended legislation, latest or amended standards and revised master planning.

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. *As access is off a proclaimed road, approval from the Provincial Roads Engineer is required; 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.

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 0.02m³/m² roof area.

3. WATER

- 3.1 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;
- 3.2 ***The developer will be required to connect to future Drakenstein Municipal networks when it is provided;***
- 3.3 Water saving devices shall be installed in toilets, bathrooms and basins;
- 3.4 Any existing system that is to remain shall be upgraded to minimum municipal standards; and
- 3.5 ***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, - build and inspected).***

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 Wastewater Services section as proof of compliance;
- 4.5 ***Provision must be made for an adequately sized fat and grease trap, to the satisfaction of the Wastewater services section, prior to the conservancy tank system; 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; and

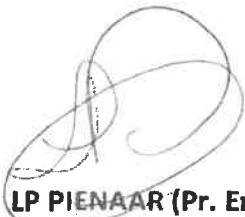
- 5.2. A waste recovery/recycling initiative has been implemented in Drakenstein and the development will have to be prepared to comply with any requirements as the project is rolled out.

6 DEVELOPMENT CHARGES

- 6.1 Based on the information provided in the application, the Development Charge are payable by the developer. Development Charges will be calculated when a more detailed SDP is submitted.

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 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 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.



LP PIENAAR (Pr. Eng)

MANAGER: INFRASTRUCTURE DEVELOPMENT

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