



**DRAKENSTEIN**

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Reference: 15/4/1 (F1731) P  
Date: 27 September 2024  
Col No: 2056143

EC/HK  
15/4/1 (1731) P

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**APPLICATION FOR CONSENT USE IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BY-LAW  
ON MUNICIPAL LAND USE PLANNING, 2028: FARM 1731 PAARL**

1. Approval be 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 1731 Paarl Division, for the establishment of an additional new visitors' facility (function venue and conference facility)  $\pm 1200\text{m}^2$  (with a capacity to host  $\pm 250$  guests), as indicated on the site development plan drawn by **TV3 Architects and Town Planners (Pty) Ltd**, Drawing No. Conceptual Site Development Plan, dated July 2024, (**See Annexure B**)
  - 1.2 **Consent Use** on Farm 1731 Paarl Division, for the establishment of an new visitors' accommodation units ( $\pm 80$  units accommodating  $\pm 180$  visitors), as indicated on the site development plan drawn by TV3 Architects and Town Planners (Pty) Ltd, Drawing No. Conceptual Site Development Plan, dated July 2024, (**See Annexure B**);
2. The approvals mentioned above shall 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/ (F1731) P (1729) dated 14 December 2023, (**See 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 That 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 Events may be held from 8:00 AM to 12:00 AM (midnight) from Monday to Saturday, with occasional extensions until 1:00 AM. On Sundays, events can follow the same hours from 8:00 AM to 12:00 AM (midnight) depending on the nature of the function. Any deviations from these times require prior approval from the surrounding and affected property owners.
  - 3.7 That the development takes place largely in accordance site development plan, drawn by TV3 Architects and Town Planners (Pty) Ltd, Drawing No. Conceptual Site Development Plan, dated July 2024.
  - 3.8 That Eco Pods accommodation will be exclusively available to guest attending events specifically held at the function venue and conference centre. Please note members of the public who are not associated with these events will not be permitted to stay on the property.
  - 3.9 The approval is valid for an initial 5-year period, after which the applicant submits an extension application prior to lapsing date, whereby this office will reassess whether to extend it for an additional 5 years. This conditional approval allows for monitoring the impact before making any further commitments – (*valid period from 27 September 2024 – 27 September 2029*)
  - 3.10 The registered owner must take full responsibility if the facility is abandoned or, tenant fails to rehabilitate, decommission or repair the environment, or to remove the facility and the cost involved will be for the register owners account.

- 3.11 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;
  - 3.12 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;
  - 3.13 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; and
  - 3.14 With approval of building plans the applicant shall submit the decommissioning plan for the removal of all temporary structures and associate infrastructure and rehabilitations of the affected land back to productive agricultural purposes.
4. The following considerations can be regarded as the reasons for the decision:
- 4.1 The While the urban edge is designed to concentrate development in central areas, the need for tourism and agricultural experiences has made it essential to develop appropriate facilities in rural zones, maintaining a balance between urban concentration and rural economic activation.
  - 4.2 The use of temporary housing pods for guest accommodation ensures minimal impact on the environment. These pods are designed to be eco-friendly and energy-efficient, employing sustainable building materials and technologies such as solar power, greywater recycling, and water-saving fixtures.
  - 4.3 By confining the development to function and accommodation facilities, a large portion of the property will remain as open space, preserving the natural environment and maintaining the character of the area.
  - 4.4 The project's design includes sufficient parking, ensuring minimal traffic congestion and efficient flow of vehicles, even during peak events. Furthermore, the facility will encourage the use of public transport and shuttle services, reducing the carbon footprint of visitor transportation.
  - 4.5 The overwhelming support from all internal and external departments, including planning, environmental, infrastructure, tourism, and traffic management, reinforces the feasibility and value of this project. Each department has confirmed that the development will meet regulatory requirements, have minimal negative impact, and offer numerous benefits to the local economy and community.

- 4.6 The development is seen as the enhancement of an existing function venue.
- 4.7 The development has been designed with sustainability as a core principle. The temporary housing pods will utilize eco-friendly materials and energy-efficient systems, such as solar power and water-saving technologies. The low-impact design ensures that the natural landscape and biodiversity are preserved, while the rural character of the area is maintained.
- 4.8 The application is not expected to significantly impact on the health, safety and wellbeing of the surrounding built and natural environment; and
- 4.9 The proposal is considered to be largely 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.

The applicant shall be required to notify **(by email or per hand)** the **surrounding property owners** who were notified of the application during the initial public participation process and **objectors**, 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



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