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Reference: 15/4/1 (F1749/1) P
Date: 27 October 2025

JD/HK

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Sir/Madam

CONSENT USE FOR VISITORS' ACCOMMODATION AND VISITORS' FACILITIES: FARM 1749/1 PAARL DIVISION

I refer to your land use application (Collaborator reference 2262900).

1. **Provisional approval** be granted in terms of Section 13(2)(d) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the following:
 - 1.1 **Consent use** on Farm 1749/1 Paarl Division, to utilise existing buildings for visitors' accommodation to exceed the permissible threshold, in order to facilitate 6 additional bedrooms to the existing 9 resulting in a total of 15 bedrooms which will accommodate 30 people, as indicated on the Site Development Plans drawn by CK Rumboll & Partners, Ref No: #14371/MC dated 10/04/2025, (See Annexure B);
 - 1.2 **Consent use** on Farm 1749/1 Paarl Division, to utilise existing buildings for visitors' facilities to exceed the permissible threshold from 1500m² to 1573m², in order to accommodate a conference facility (20 delegates), a function venue (outdoor function for 100 guests with indoor function for 20 guests) and two (2) restaurants (the existing Sundowner Lounge/boat house and proposed farmhouse conservatory) for occasional functions, small conferences, special event lunches including Easter, Mother's and Father's Day's, as indicated on the Site Development Plans drawn by CK Rumboll & Partners, Ref No: #14371/MC dated 10/04/2025, (See Annexure B).

2./...

2. The approvals mentioned in Paragraphs 1.1 and 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 (1749/1) P (1301) dated 10 September 2025, **(See Annexure D)**;
 - 2.2 That the function venue does not exceed more than 100 guests for outdoor events or 20 guests for indoor events regulated between 10h00am to 23h00pm daily, except for private functions, which will be restricted from 11h00am to 00h00am daily and occasionally 01h00am, dependent on the nature of the function, unless prior permission has been obtained from the immediate surrounding and affected property owners;
 - 2.3 The conference facility may not accommodate more than 20 delegates at any time;
 - 2.4 No new structures may be erected, nor may existing buildings be altered or converted, without the prior approval of building plans by the Council;
 - 2.5 The development must generally align with the Site Development Plan **(See Annexure B)**;
 - 2.6 Energy-saving devices such as are contained in the Drakenstein Municipality's Green Building Manual be made use of as far as possible;
 - 2.7 That the applicant institute water conservation measures such as rainwater harvesting, grey water recycling and similar technical advancements such as low flow shower heads, dual flush toilets and water-wise gardens;
 - 2.8 Any amendments to the approved application must be submitted for the necessary statutory approvals;
 - 2.9 Sufficient on-site parking, including designated spaces for staff and persons with disabilities, must be provided and indicated on the respective buildings plans during the building plan submission stage;
 - 2.10 Provision must be made for screened, vermin-proof on-site refuse storage, with arrangements for weekly waste removal;
 - 2.11 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;

3./...

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

- 3.1 The proposal is merely to utilise existing built structures to accommodate visitors' accommodation and visitors' facilities;
- 3.2 The proposal is to utilise existing infrastructure in its current position, with no proposed additions or alterations;
- 3.3 The proposal at hand is not expected to be out of scale, nor character with the surrounding built and natural environment due to the utilization of existing infrastructure;
- 3.4 The application is not expected to significantly impact on the health, safety and wellbeing of the surrounding built and natural environment;
- 3.5 No objections were received during the public participation and stakeholder engagement process;
- 3.6 All relevant internal and external departments consented to the proposal; and
- 3.7 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 **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