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Reference: 15/4/1 (F216) P
Date: 11 March 2026

EC/HK

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Dear Sir

APPLICATION FOR CONSENT USE: PORTION 1 OF FARM OAKDENE NO. 216 PAARL

Your application under reference 2115445 refers.

1. Approval be granted in terms **Section 15(2)(n)** of the Drakenstein Municipal Land Use Planning By-Law, 2018 to permit Agricultural Processing exceeding 2000m² on Portion 1 of Farm Oakdene No. 216 Paarl, in order **to allow the extension of the approved agricultural processing facility** by an additional 1500m², resulting in a total processing facility of approximately 3000m², prepared by I-Design - Drawing Nr 0639-SP01, dated 30/08/2023 (**Annexure B**)
2. The approval granted in paragraph 1 above, is subject to the following conditions imposed in terms of Section 66 of the Drakenstein By-Law 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 (216/1) P (462), dated 9 April 2024 (**Annexure D**);
 - 2.2 Adherence to the conditions laid down by the Drakenstein Municipality: Electro-Technical Engineering Services Division in its memorandum 8/2/5_216_1, dated 4 May 2024 (**Annexure E**);

- 2.3 Adherence to the conditions laid down by the Drakenstein Municipality: Environmental Management in its memorandum 15/4/1 (F216/1) P, dated 3 April 2024 (**Annexure F**);
 - 2.4 The applicant takes note of the letter and conditions laid down by the Cape Winelands District Municipality: Chief Health Services in its memorandum Farm No 216, Paarl dated 20 March 2024 (**Annexure H**);
 - 2.5 The applicant takes note of the letter and conditions laid down by the Western Cape Department of Transport and Public Works in its memorandum TPW/CFS/RP/LUD/REZ/SUBD-10/364(JOB27538) dated 22 February 2022 (**Annexure J**).
3. The owner's attention must be drawn to the following:
- 3.1 The agricultural processing activities shall remain subservient to the primary agricultural use of the property and shall primarily utilise agricultural produce cultivated on the subject property or associated agricultural land units forming part of the same agricultural enterprise;
 - 3.2 The development shall be undertaken substantially in accordance with the approved Site Development Plan and associated building plans submitted with the application;
 - 3.3 That any amendment to the approved plans or development parameters shall be subject to the prior approval of the Drakenstein Municipality;
 - 3.4 That all engineering services required for the development shall be provided and maintained to the satisfaction of the Drakenstein Municipality;
 - 3.5 The development shall comply with the requirements and comments provided by the relevant authorities;
 - 3.6 That no new buildings or structures be erected, nor any existing buildings altered or demolished, without prior approval of building plans in terms of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977);
 - 3.7 This approval applies only to the application in question and shall not be construed as authority to depart from any other applicable statutory requirements;

- 3.8 That any amendments to the approved application be subject to a separate application in terms of the applicable provisions of the Drakenstein Municipality By-Law on Municipal Land Use Planning, 2018;
 - 3.9 The premises comply with all applicable fire safety, health and emergency service requirements, as prescribed by the relevant authorities;
 - 3.10 That any amendment to the approved land use or operational parameters be subject to further municipal approval;
 - 3.11 Should the applicant or owner fail to comply with any of the above conditions, the Municipality may take the necessary steps in terms of the applicable legislation;
4. The following are regarded as the reasons for the above approval decisions:
- 4.1 The proposal is consistent with the provisions of the Drakenstein Municipality: Municipal Land Use Planning By-Law, 2018 and the Drakenstein Zoning Scheme By-Law, 2018.
 - 4.2 The proposed agricultural processing facility will remain subservient to the primary agricultural use of the property;
 - 4.3 The proposal supports the continued viability and sustainability of the agricultural enterprise through the beneficiation and processing of agricultural produce cultivated on the property and surrounding agricultural land units.
 - 4.4 The development will occur within the existing agricultural node on the farmstead and will not result in the loss of productive agricultural land.
 - 4.5 The proposal is considered compatible with the surrounding agricultural land uses and rural character of the area.
 - 4.6 All relevant internal and external departments were consulted and provided positive comments and no objections were received.
 - 4.7 The proposal complies with the principles of spatial planning and land use management as contained in SPLUMA (Act 16 of 2013)

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)
MANAGER: LAND DEVELOPMENT AND MANAGEMENT