



DRAKENSTEIN

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Col No: 2094591

EC/HK
15/4/1 (F249) 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, 2018: FARM 249 PAARL

1. Approval be granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for consent use on the Farm Groenberg No 249 Paarl, for visitors' accommodation as indicated on the Consent Use Plan drawn by David Hellig & Abrahamse, Professional Land Surveyors, File No: P3244/06(22) Consent Use Plan, dated September 2023, (**Annexure B**), comprising of the following:
 - 1.1 Spa Building: The conversion of the existing spa (labelled E on the Consent Use Plan) building into three (3) new guest suites, with a capacity to host approximately six (6) guests in total;
 - 1.2 New Extension: The construction of the extension of the existing guest house establishment (labelled G on the Consent Use Plan) accommodating twenty (20) new guest suites together with ancillary uses, with a capacity to host approximately forty (40) guests in total;
 - 1.3 Previously Staff Accommodation: To regularize the conversion of two staff accommodation units into two (2) guest suites, with a capacity to host approximately four (4) guests.
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/ (F249) P (0055) dated 23 January 2024, (**Annexure C**);

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 That the development takes place largely in accordance site development plan, drawn by Consent Use Plan drawn by David Hellig & Abrahamse, Professional Land Surveyors, File No: P3244/06(22) Consent Use Plan, dated September 2023 and MWLF Architects, File No: VDC-A01 Site Development Plan, dated 2023/08/30.
 - 3.7 The maximum capacity of the guest accommodation establishment (existing and proposed) is limited to eighty-eight (88) guests in total.
 - 3.8 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; and
 - 3.9 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 considerations can be regarded as the reasons for the decision:
 - 4.1 The internal and external departments supports the proposal;
 - 4.2 The application aligns with the Drakenstein Spatial Development Framework, zoning regulations, and land use policies of Drakenstein Municipality. These policies are in place to ensure sustainable and compatible development within the region.
 - 4.3 The proposed land use might contribute positively to the local economy, potentially through job creation, increased local commerce, or tourism.
 - 4.4 The proposed expansion is located within the already developed farmyard precinct, ensuring no impact on agriculturally productive land.

- 4.5 The development is seen as a welcome addition to the existing tourism activities on the farm.
- 4.6 The project's design includes sufficient parking, ensuring minimal traffic congestion and efficient flow of vehicles, even during peak events.
- 4.7 The precedent for tourism facilities has been set for this area, which forms part of the popular Cape Winelands Tourism.
- 4.8 Guest suites/lodging accommodation are regarded as suitable secondary land uses on agricultural land units.

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



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