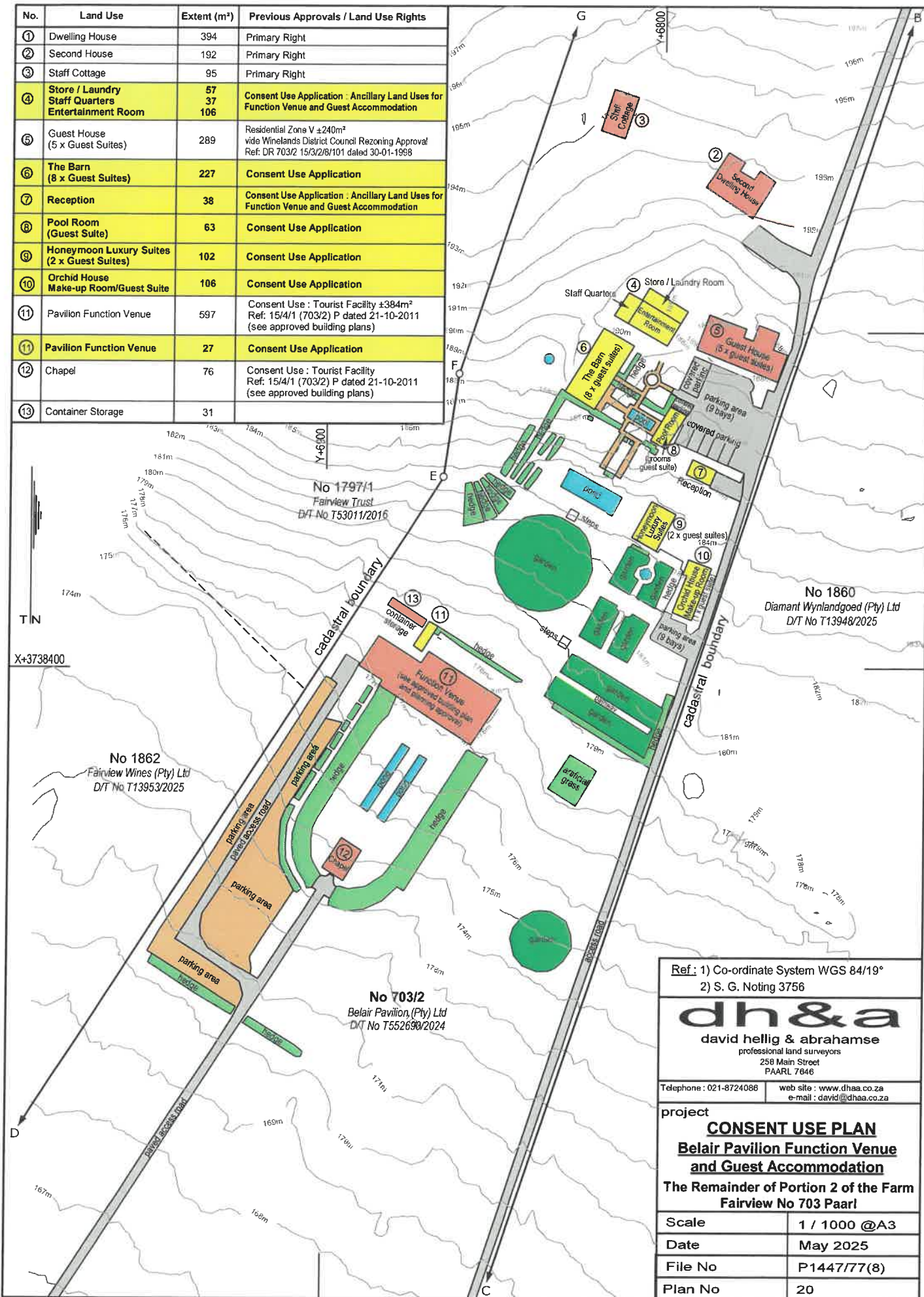


No.	Land Use	Extent (m ²)	Previous Approvals / Land Use Rights
①	Dwelling House	394	Primary Right
②	Second House	192	Primary Right
③	Staff Cottage	95	Primary Right
④	Store / Laundry Staff Quarters Entertainment Room	57 37 106	Consent Use Application - Ancillary Land Uses for Function Venue and Guest Accommodation
⑤	Guest House (5 x Guest Suites)	289	Residential Zone V ±240m ² vide Winelands District Council Rezoning Approval Ref: DR 703/2 15/3/2/18/101 dated 30-01-1988
⑥	The Barn (8 x Guest Suites)	227	Consent Use Application
⑦	Reception	38	Consent Use Application - Ancillary Land Uses for Function Venue and Guest Accommodation
⑧	Pool Room (Guest Suite)	63	Consent Use Application
⑨	Honeymoon Luxury Suites (2 x Guest Suites)	102	Consent Use Application
⑩	Orchid House Make-up Room/Guest Suite	106	Consent Use Application
⑪	Pavilion Function Venue	597	Consent Use : Tourist Facility ±384m ² Ref: 15/4/1 (703/2) P dated 21-10-2011 (see approved building plans)
⑫	Chapel	76	Consent Use : Tourist Facility Ref: 15/4/1 (703/2) P dated 21-10-2011 (see approved building plans)
⑬	Container Storage	31	



Ref: 1) Co-ordinate System WGS 84/19°
2) S. G. Noting 3756

dh&a
david hellig & abrahamse
professional land surveyors
250 Main Street
PAARL 7646

Telephone: 021-8724086 web site: www.dhaa.co.za
e-mail: david@dhaa.co.za

project
CONSENT USE PLAN
Belair Pavilion Function Venue
and Guest Accommodation
The Remainder of Portion 2 of the Farm
Fairview No 703 Paarl

Scale	1 / 1000 @A3
Date	May 2025
File No	P1447/77(8)
Plan No	20



Memo

To:	EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE (ATTENTION: MR. J. DANIELS)
From:	EXECUTIVE DIRECTOR: ENGINEERING SERVICES
Enquiries:	LH. SMITH
Collaborator number:	2272116
Reference number:	15/4/1 (F703/2) P (2608)
Date:	27 May 2026
Subject:	APPLICATION FOR PROPOSED CONSENT USE FOR VISITORS' FACILITY AND ACCOMMODATION – FARM FAIRVIEW – FARM 703 PORTION 2, PAARL

These conditions will be subject to review by the Engineering Services Department upon receipt of Civil and/or building plans for approval. This may require all the studies carried out for the proposed development to be updated and revised accordingly, which shall include compliance with the latest legislation, amended legislation, latest or amended standards and revised master planning.

The aforementioned is based on the possibility of changes in the physical environment in respect of engineering infrastructure between date of issuing of conditions and actual building/construction being imminent, which may impact on available relevant infrastructure capacities as at time of initial issuing of conditions.

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.

This memorandum replaces this departments previous comments referenced 15/4/1 (F703/2) P (1744) dated 17 November 2025

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 divisional road (DR1108), 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 which includes design, approval and construction of any additional traffic control and or traffic calming measures.

2 STORM WATER

- 2.1 ***Stormwater Management Plan (SWMP) to be submitted prior to approval of any civil/building plans submission/approval;***
- 2.2 Any new storm water networks will be the responsibility of the developer, including all internal and bulk connectors;
- 2.3 Pollution control measures to mitigate chemical and solid pollution must be provided at inlet and outlet structures as may be relevant;
- 2.4 Contaminated run-off (washing water, storm water, etc) must be disposed of in such a manner so as not to cause any pollution to surface, ground water or create a nuisance;
- 2.5 Any organic waste (manure, compost, etc.) must be stored in such a way so that between removals there shall be no chance of polluted storm water run-off taking place, especially during the rainy season;
- 2.6 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
- 2.7 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 Borehole to be registered with Drakenstein Municipality;
- 3.3 The developer will be required to connect to future Drakenstein Municipal networks when it is provided;
- 3.4 Water saving devices shall be installed in toilets, bathrooms and basins;
- 3.5 Any existing system that is to remain shall be upgraded to minimum municipal standards;

- 3.6 Any upsizing and/or upgrading required will be for the developer account;
- 3.7 *Water services intermediary agreement to be entered into with Drakenstein Municipality;*
- 3.8 *Farm owners are regarded as water services intermediaries and are responsible for the provision of at least basic water and sanitation services to people living on the farm; and*
- 3.9 *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).*

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 Waste Water Services section as proof of compliance;
- 4.5 Any on-site treatment works will require the necessary authorisations, prior to the approval of any construction/building plan and be completed prior to any occupancy certificate being issued;
- 4.6 Any upsizing and/or upgrading required will be for the developer account; and
- 4.7 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;
- 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;
- 5.3 Municipal refuse trucks will not enter the development to collect wheelie bins on collection days;

- 5.4 The Developer shall indemnify the Municipality from any damages caused as a result in rendering the refuse removal service; and
- 5.5 ***The developer shall submit an Integrated Solid Waste Management Plan for approval by the department before the completion of the building/civil works.***

6 DEVELOPMENT CHARGES

- 6.1 Based on the information provided in the application, the Development Charge payable by the developer is **R425,721.00 (Excl VAT)**. The levy is valid until **30 June 2026** where after a new calculation is required. The value has been calculated as follows:

- 6.1.1 Water = R32,586.00
- 6.1.2 Sewer = R22,745.00
- 6.1.3 Roads =R347,996.00
- 6.1.4 Stormwater = R16,515.00
- 6.1.5 Solid Waste = R5,880.00

- 6.2 Note that the Development Charge calculated will only be applicable to the approved SDP provided in the application. If the developer wishes to increase the Gross Leasable Area of the development in future, resulting in an additional impact on engineering services, this department will investigate whether the developer is liable for the payment of Development Charges within the given legislative and policy frameworks.

7 GENERAL

- 7.1 ***Depending on the scale of expansion in future, additional Civil Engineering Specialist Reports may be requested by this department when the developer wishes to increase the GLA;***
- 7.2 ***When at any stage in future the municipality is required to take over ownership and maintenance of civil infrastructure, it will be the responsibility of the property owners to ensure all water and waste water connections adhere to municipal standards and by-laws;***
- 7.3 When any service is to be taken over by Drakenstein Municipality, any damage caused due to the construction of houses or any other construction activity shall be repaired by the Developer. Failure to do so will result in clearances and occupation certificates being withheld and remedial works shall be done by Drakenstein Municipality for the cost of the developer;
- 7.4 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;
- 7.5 The developer is responsible for the funding of all connections to the bulk services and all internal works;

- 7.6 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;
- 7.7 The whole of the works shall fall under the control of a single project manager;
- 7.8 The municipality shall be represented at all site meetings for the duration of the construction of the works and to this end timeous notification of such meetings shall be supplied to the Civil Engineering Services Department;
- 7.9 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.10 A comprehensive operational infrastructure management plan shall be drawn up and submitted for approval by the Civil Services Department;
- 7.11 A set of accurate as-built drawings as per Drakenstein Municipality: Civil Engineering Department's Standards must be submitted at the practical completion inspection; and
- 7.12 The above conditions are to be complied with in stages.
- 7.12.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 7.12.2 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 subdivided erf within the development property or occupation of any property/building in the phase; and
- 7.12.3 Proof of compliance for the requirements associated with long term operations must be available on request.



LH Smith

SENIOR MANAGER: INFRASTRUCTURE MANAGEMENT

\\Fseng\eng\DATA\INFRASTRUCTURE MANAGEMENT\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2026\Comments\Farm 703 Ptn. 2, Paarl - Proposed Consent Use for Visitors' Facility & Accommodation Updated.docx

LHS/sw



Date Payment Received:

Receipt Number:

Description of proposed land use

Main Farm	#REF!	Existing 5 Guest Suites (Exist. Function Venue	Building No. 6 (B
Accommodation	Accommodation	Accommodation	Office
#REF!	Building No. 8 (Guest Suite	Building No. 10 (Guest R	Building No. 11 (Function



Memo

To:	Senior Manager: Land Development Management For attention: H Strijdom/C van der Bank/E Cyster
From:	Chief Engineering Technician: Planning and Design
Enquiries:	R Abrahams
Reference number:	8/2/5_703_2
Date:	2 November 2025
Subject:	APPLICATION FOR CONSENT USE FOR VISITORS' FACILITY AND ACCOMODATION, ERF 703/2, PAARL

Time Limit on Conditions: These conditions will be limited to a period of one (1) year from the date as on the covering memo from this department. After this period a re-application must be submitted for approval by this department.

1. INFORMATION REQUIRED/OUTSTANDING

1.1. None.

2. THE FOLLOWING CONDITIONS WILL APPLY

- 2.1. Only one service cable connection per erf is allowed.
- 2.2. No trees or any type of structures may be erected under or near any new or existing electrical infrastructure. The minimum horizontal clearance distance from existing municipal infrastructure is 8m measured from the outer conductor.
- 2.3. All electrical equipment shall comply with Drakenstein Municipality standards and have twenty-four-hour access for maintenance purposes.
- 2.4. The developer will be responsible for all cost in the case where he or she request any infrastructure situated in the road reserve to be moved or relocated to new proposed positions.
- 2.5. The developer is required to include measures to improve energy efficiency for any additional load requirement to the existing electrical supply.
- 2.6. It may be requested to register service servitudes where existing and or new infrastructure will or have been installed.
- 2.7. A service level agreement between the municipality and the owner or developer of above-mentioned erf must be arrange at Electro-Technical Engineering Department (Planning and Design Section - Chief Engineering Technician) for any additional load requirement.

3. GENERAL

- 3.1. NRS069 Network recovery cost will apply for any additional load requirement and will be calculated according to the following as indicated in approved tariffs: **R5,443.06 per kVA (V.A.T. excluded)**. The cost as mentioned above is valid until 30 June 2026 and will escalate thereafter for each upcoming financial year which is between 1 July and 30 June.
- 3.2. The developer will be responsible to carry all cost of the electrical installation.
- 3.3. All upgrade and service costs must be paid at the Financial Services Section in cash before any service connection may be rendered.
- 3.4. A private registered electrical installation electrician shall be used to do all installations and alterations according to SANS 10142, Occupational Health and Safety Act (Act 85 of 1993) and Drakenstein Municipal by-laws prior to the development.
- 3.5. A certificate of compliance and occupational certificate must be handed over to the Electro-Technical Engineering Department (Service Section) on the day the service is rendered or as the case may be.
- 3.6. Electro-Technical Engineering Department (Planning and Design Section) with reference to the services and conditions has no objection to this application.

Yours faithfully



L LAING

Acting MANAGER: PLANNING AND CUSTOMER SERVICES

I:BEPLAN_3\Sub_Divisions_Rezoning\202526\703_2