



Enquiries: Cornelia vd Bank
Contact number: 021 807 4832
Reference: 15/4/1 – (F716/4) P
Date: 18 August 2026

Cvd Bank/HK

PJ Le Roux
PO Box 3457
Paarl
7620

pj@pjlroux.co.za

Dear Sir

APPLICATION FOR CONSENT USE FOR A SPECIAL USE FOR PROCESSING FACILITY: REMAINDER OF PORTION 4 OF FARM 716 PAARL DIVISION

I refer to your land use application (Collaborator reference 2256268)

1. **Approval** is hereby granted in terms of Section 60(1)(a) of the Drakenstein Municipal Land Use Planning Bylaw, 2018, for Consent for “Special Use” to permit the agro-processing activities solely inside the existing dairy processing buildings (measuring $\pm 1350\text{m}^2$) that has been in operation for more than 10 years, as a permanent land use right on the Remainder Portion 4 of the Farm 716 Paarl Division.
2. The approval mentioned in the above-mentioned paragraph 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 (F716/4)P (1226) dated 19 August 2025, attached (**See Annexure H**).
 - 2.2 The development shall take place in accordance with the Site Development Plan attached (**See Annexure B**). The non-agricultural land uses shall be limited to the existing buildings only, measuring $\pm 1350\text{m}^2$. The associated parking areas and shall be limited to the area as indicated on the Site Development Plan.

- 2.3 No additional productive agricultural land may be used for parking, storage facilities and activities associated with processing facility, without consent from the Municipality.
- 2.4 No buildings or structures may be erected, or existing structures altered, without the approval of building plans by Council. Prior to the approval of building plans the owner shall comply with the following:
 - 2.4.1 The owner shall provide proof of the permanent closure of the secondary access at $\pm$ km 2.29 (RHS) off Divisional Road 1098 and reinstatement of the fence.
 - 2.4.2 The owner shall submit proof of the installation of a drainage pipe at the Main Farm Access at $\pm$ km 2.03 (RHS) off Divisional Road 1098 and compliance with the access standard of the Provincial Roads Engineer;
 - 2.4.3 The owner provide proof that a water services intermediary agreement with the Drakenstein Municipality has been reached.
 - 2.4.4 The owner shall submit proof of the installation of meters to measure the abstraction from any natural water source on the property.
 - 2.4.5 The owner shall provide proof of the submission and approval of an Integrated Solid Waste Management Plan (ISWMP).
 - 2.4.6 The owner shall ensure that no effluent from the facility be treated, stored or discharged on the property without the prior written approval or authorisation of the National Department of Water and Sanitation, where such approval is required in terms of the applicable legislation.
 - 2.4.7 The property owner shall provide proof that the Development Charges as contained in (**See Annexure H**), has been paid.
- 2.5 Depending on the scale of expansion in future, additional Civil Engineering Specialist Reports may be requested by the Drakenstein Municipality Civil Engineering Department to accommodate an increase in GLA.
- 2.6 Should the applicant fail to comply with any of the above-mentioned conditions of approval, the Council reserves the right to impose further conditions in future if deemed necessary or instruct the owner to cease the activity by issuing a compliance notice in accordance with the Municipal Planning Bylaw.

3. The following are regarded as the reasons for the above approval decisions:
- 3.1 A transparent and fair process was followed in processing the application in accordance with the Land Use Planning Bylaw, 2018. No objections were received during the public participation period.
 - 3.2 The ward councilor observed the public participation period and provided comment accordingly.
 - 3.3 The applicant's responded to the negative comments from the Department of Agriculture Western Cape and the facility will be accordingly restricted to the existing operations and buildings measuring $\pm 1350\text{m}^2$.
 - 3.4 The farm will remain primarily agricultural, with the proposed non-agricultural uses will be limited to the existing buildings and without expansion of the built footprint.
 - 3.5 The application is supported by the internal departments, and the relevant conditions were circulated to the applicant for a formal written response. The conditions were included in the recommendation for compliance by the applicant.
 - 3.6 The primary zoning of the Portion 4 of Farm 716 Paarl Division remains "Agriculture Zone". The non-agricultural land use shall be restricted to the areas as indicated on the Site Development Plan. Any deviation or extension of the existing facility, shall be subject to a further land use application and public participation.
 - 3.7 No environmental authorization is required for this approval, based on the information submitted, as the development footprint of the facilities does not exceed $2\,000\text{m}^2$.

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)

SENIOR MANAGER: LAND DEVELOPMENT AND MANAGEMENT