



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/14041

Our File Reference Number: Farm 746, Paarl Division

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL

Sir / Madam

APPLICATION FOR CONSENT USE AND PERMISSION I.T.O THE ZONING SCHEME: FARM NO. 746, PAARL DIVISION

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the following application(s) in terms of the Stellenbosch Municipal Land Use Planning Bylaw, 2023, namely the:
 - 2.1.1 **Consent Use** in terms of Section 15(2)(o) of the said By-Law to use the existing structures on the property for purposes of a tourist facility (two function venues and a restaurant).
 - 2.1.2 An **Additional Use** (technical approval) in terms of Section 15(2)(g) of the said By-Law to convert an existing outbuilding for purposes of an agricultural industry building (wine cellar).

BE APPROVED in terms of Section 60 of the said Bylaw.

3. **The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:**
 - 3.1 The approval only applies to the proposal under consideration, attached as **ANNEXURE C** and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.

- 3.2 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
- 3.3 An amended Site Development Plan, indicating the full extent of the buildings intended to accommodate the functions, restaurant, open stoep area, and wine cellar, as well as the proposed parking layout, must be submitted for approval prior to the submission of building plans.
- 3.4 The functions venues be limited to 380 guests/visitors.
- 3.5 The conditions imposed by the **Manager: Electrical Services** in their email dated 15 June 2022, attached as **ANNEXURE G**, be adhered to.
- 3.6 The conditions imposed by **Cape Winelands Health Department** in their letter 27 June 2022, attached as **ANNEXURE H**, be adhered to.
- 3.7 The conditions imposed by the **Directorate: Engineering Services** in their memo dated 15 May 2025, attached as **ANNEXURE I**, be adhered to.
- 3.8 The conditions imposed by the **Department: Community Services (Environmental Planning)** in their memo dated 14 May 2025, attached as **ANNEXURE J**, be adhered to.
- 3.9 The conditions imposed by the **Department of Transport and Public Works** in their letter dated 04 October 2022 (paragraphs 7.1-7.3), attached as **ANNEXURE N**, be adhered to.
- 3.10 The proposed land use to not create any undue noise or be a nuisance to the surrounding area and that precautionary measures be taken to avoid environmental noise pollution in terms of the Noise Control Regulations (PN627 dated 20 November 1998) made in terms of Section 25 of the Environmental Conservation Act, 1989 (Act No 73 of 1989).
- 3.11 An application for the erection of advertising signs be submitted for approval to the municipality and that all signage on the property be erected to the satisfaction of the Municipality OR be in line with the signage policy of the Municipality
- 3.12 Building plans must be submitted for all changes of use in the existing buildings and which building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.
4. **The reasons for the above decision are as follows:**
- 4.1 The proposed uses will help to diversify the land uses on the farm without impacting on the existing agricultural activities.

- 4.2 The primary land use will remain that of productive agriculture entity.
- 4.3 The proposal is directly related to the agricultural activity on the farming unit, will not conflict with the guidelines of the MSDF.
- 4.4 The facility creates employment opportunities and diversifies the economic base of the local area and region.
- 4.5 The proposal will not have an intrusive impact on the visual landscape, and it will not be detrimental to the scenic quality and rural character as it will be operated from existing structures.

5. **Matters to be noted:**

- 5.1 The necessary approval be obtained in terms of the applicable liquor act, liquor by-laws or regulations.
- 5.2 An application for a business licence must be submitted.

5.3 Should, after following due process -

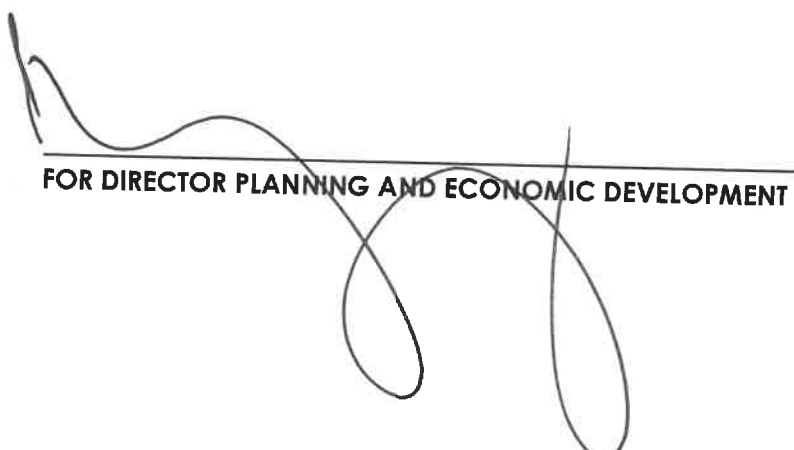
- (a) *The subject approved land use remains in breach of complying with any of the conditions of approval required for the vesting of the subject approval, and/ or*
- (b) *The operational use of the proposal be in breach of any of the conditions of approval, inclusive of persistent complaints of undue noise levels, and/ or*
- (c) *The property be used for any unauthorised uses not permitted in terms of approved land use rights,*

the authorised official of the Municipality will exercise its discretion in terms of Section 90(c) of the Municipal Land Use Planning By-law (2023) to withdraw the subject approval granted and the building structures to be reverted to uses in line with the primary use of the property.

6. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.
7. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.

8. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@ Stellenbosch.gov.za
9. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The LU Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
10. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@ Stellenbosch.gov.za or 021 – 808 8684.
11. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
- (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
 - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
 - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
 - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.
12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
13. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised, and you've been advised accordingly.

Yours faithfully


FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

29/7/2025
DATE:

OBJECTORS

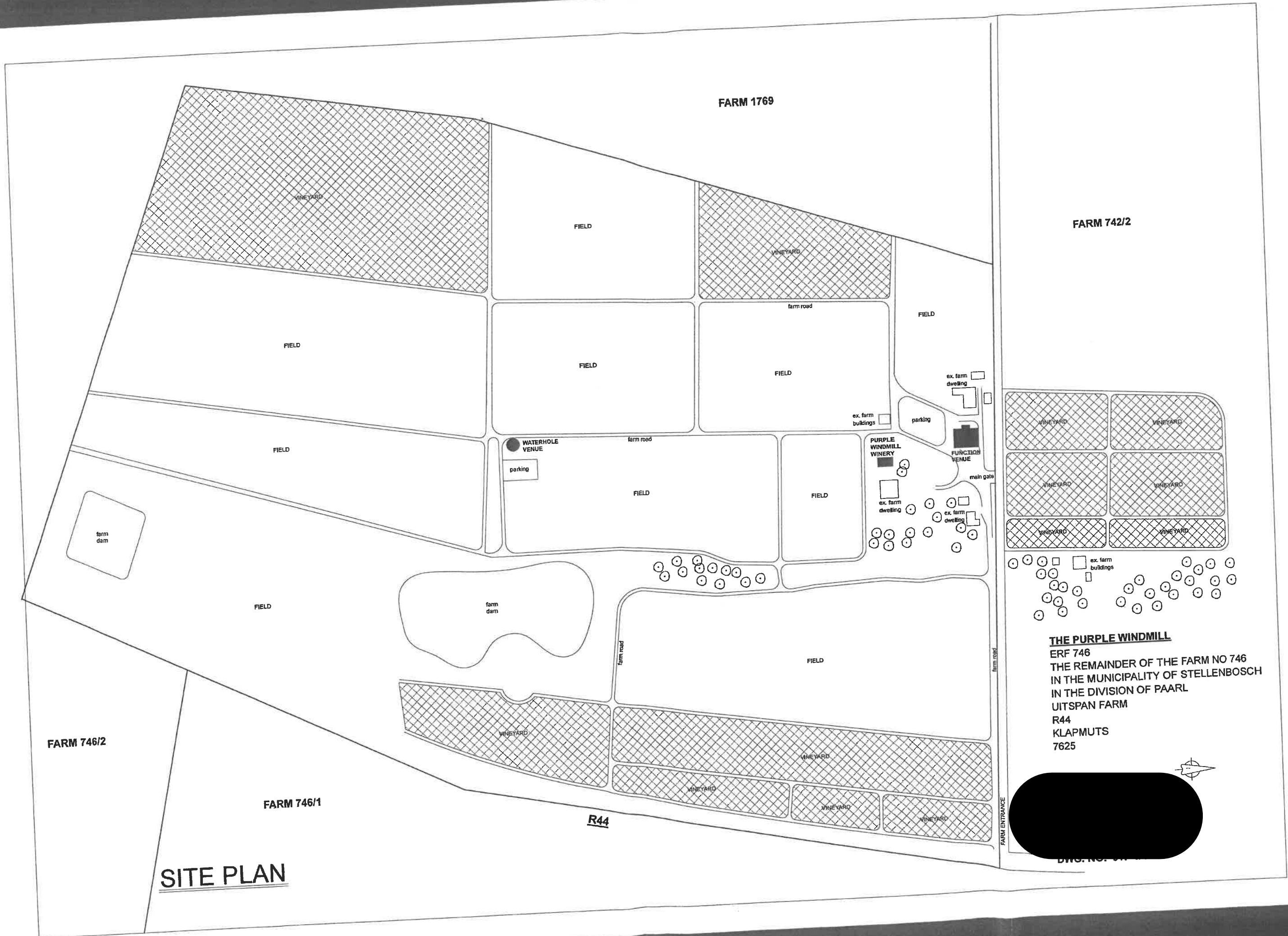
[REDACTED]
[REDACTED]

[\[REDACTED\]](#)

ANNEXURE C

**APPLICATION FOR CONSENT USE: FARM NO. 746,
PAARL DIVISION**

SITE PLAN/SITE DEVELOPMENT PLAN



FARM 1769

FARM 742/2

FARM 746/2

FARM 746/1

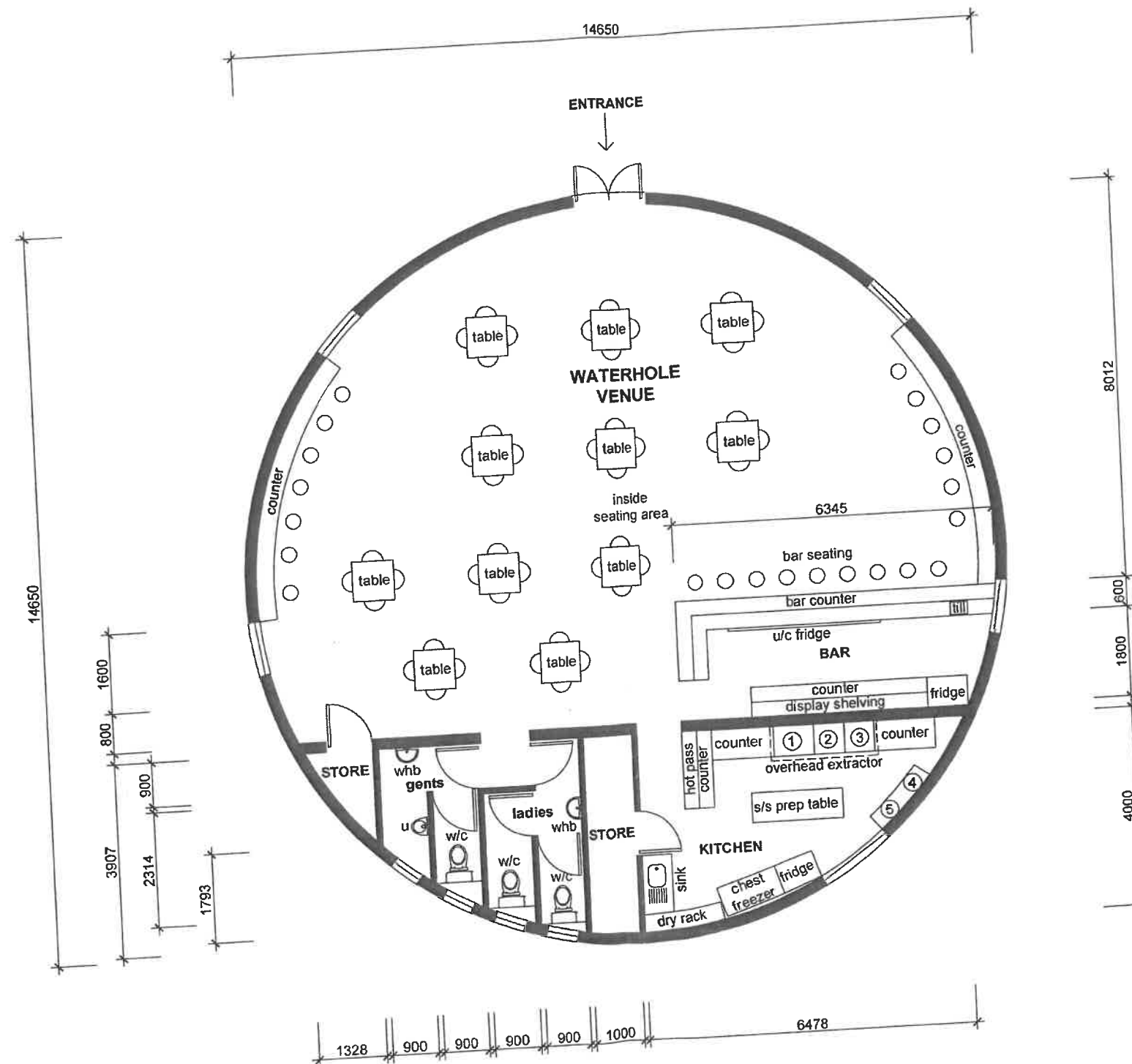
SITE PLAN

R44

THE PURPLE WINDMILL
ERF 746
THE REMAINDER OF THE FARM NO 746
IN THE MUNICIPALITY OF STELLENBOSCH
IN THE DIVISION OF PAARL
UITSPAN FARM
R44
KLAPMUTS
7625



FLOOR PLAN **WATERHOLE VENUE**



NOTES

1. Flat top
2. 5 Plate gas burner
3. Deep fryer
4. Microwave
5. Kettle

THE PURPLE WINDMILL FUNCTION VENUE
 ERF 746
 THE REMAINDER OF THE FARM NO 746
 IN THE MUNICIPALITY OF STELLENBOSCH
 IN THE DIVISION OF PAARL
 UITSPAN FARM
 THE PURPLE WINDMILL FUNCTION VENUE
 UNIT 2
 R44
 KLAPMUTS
 7625

Date: 19 July 2016
 Scale: 1:100
 Drawn: D. van Driel
 Checked: C. de Beer
 PrArchT. T0459
 Tel: 0215584832
 Cell: 0846255409
 79 Visagie St. Monte Vista
 carol@carolsplans.co.za

DWG.NO. 917 - 4/4

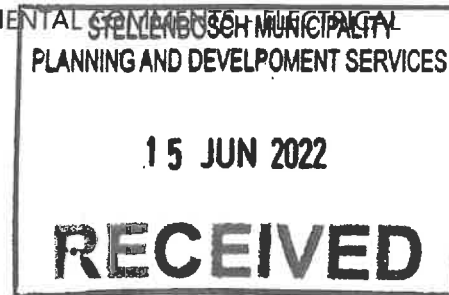
ANNEXURE G

**APPLICATION FOR CONSENT USE: FARM NO. 746,
PAARL DIVISION**

**COMMENT FROM MANAGER:
ELECTRICAL SERVICES**

14
Charlene Williams

From: Nicole Katts
Sent: 15 June 2022 01:25 PM
To: Charlene Williams
Subject: FW: FARM 746, PAARL DIVISION(LU/14041): APPLICATION FOR CONSENT USES AND TECHNICAL APPROVALS: DEPARTMENTAL COMMENTS - MUNICIPAL PLANNING AND DEVELOPMENT SERVICES (COMMENTS BY E-MAIL)



From: Martin Slabber <Martin.Slabber@ Stellenbosch.gov.za>
Sent: Wednesday, 15 June 2022 13:23
To: Nicole Katts <Nicole.Katts@ Stellenbosch.gov.za>; Bradley Williams <Bradley.Williams@ Stellenbosch.gov.za>
Subject: RE: FARM 746, PAARL DIVISION(LU/14041): APPLICATION FOR CONSENT USES AND TECHNICAL APPROVALS: DEPARTMENTAL COMMENTS - ELECTRICAL SERVICES (COMMENTS BY E-MAIL)

GENERAL: None

CONDITIONS: If any electrical services have to move-, remove-, change or upgrade - apply via recoverable cost application, for applicants cost.

Subject to SANS 10142,204-1-2008, energy savings and efficiency implimentation and Municipal bylaws - Only existing electrical connection is available.

1.Installation of 10A electrical contole units 2.Solar water heating/heat pump intallation 3.Energy efficient lighting

4.Roof insulation 5.Cooking with gas

fired appliances 6.Controle air condition equipment with energy saving devices 7.Preat at least 50% of hot water with alternative energy savings devices

TX

Groete:
Martin Slabber
Supt. Dwarsrivier Elect.
Engineering Services

FILE NR:	
SCAN NR:	F 746 P
COLLABORATOR NR:	731525



Martin.slabber@ Stellenbosch.gov.za

C: +27 83603 3431

T: + 27 21 808 8338

www.stellenbosch.gov.za



www.facebook.com/stellenboschmunicipality



twitter.com/StellMun

Hugenote Road 23 Franschhoek 7690

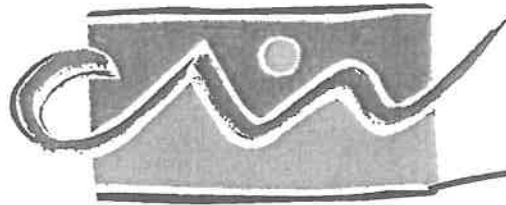
PO Box 18, Franschhoek, 7690

PO Box 17, Stellenbosch, 7599

ANNEXURE H

**APPLICATION FOR CONSENT USE: FARM NO. 746,
PAARL DIVISION**

**COMMENT FROM CAPE WINELANDS
DISTRICT HEALTH SERVICES**



CAPE WINELANDS DISTRICT
MUNICIPALITY • MUNISIPALITEIT • UMASIPALA

DEPARTEMENT/DEPARTMENT/ICANDELO:
NAVRAE/ENQUIRIES/IMIBUZO:
TELEFOON/TELEPHONE/UMNKEBA:
FAKS/FAX/IFEKSI:
E-POS/E-MAIL/E-MAIL:
U VERW/YOUR REF/REF YAKHO:
ONS VERW/OUR REF/REF YETHU:

MUNISIPALE GESONDHEIDSDIENSTE

Mnr. J Krüger
021-8885800
021-8879365
julian@capewinelands.gov.za
Farm 746, Paarl
Plaas 746, Paarl

Alexanderstraat 46 Alexander Street
100
STELLENBOSCH
7600

Alle korrespondensie moet aan die Munisipale Bestuurder gerig word/
All correspondence to be addressed to the Municipal Manager/Yonke imbalelwano mayithunyelwe kuMlawuli kaMasipala

27-06-2022

Die Munisipale Bestuurder
Stellenbosch Munisipaliteit
Posbus 17
Stellenbosch
7599 Vir aandag: Salome Newman

Dame

VERGUNNINGSGEBRUIK: PLAAS 746, PAARL

Daar is geen beswaar vanuit 'n gesondheidsoogpunt ten opsigte van die aansoek nie, onderworpe aan die volgende voorwaardes :

1. Alle riool –en afloop/ waswater moet gekoppel word aan 'n riool stelsel en so beskik word dat dit nie 'n oorlas veroorsaak nie. Huidiglik word daar gebruik gemaak van gehuurde chemiese toilette. 'n Voldoende aantal toilette moet voorsien word volgens die hoeveelheid mense wat funksies gaan bywoon.
2. Alle waswater vanaf die kombuise moet deur 'n vetvanger gaan voordat dit in die rioolsisteem vloei.
3. In die geriewe vir dames moet voorsiening gemaak word vir die wegdoen van sanitêre doekies.
4. Die applikant moet aansluit by die Raad se vullisverwyderingsdiens.
5. Indien voedsel op die perseel voorberei word vir verkoop aan die publiek moet die applikant aansoek doen by Stellenbosch Munisipaliteit vir die nodige lisensie asook by die Kaapse Wynland Distriksmunisipaliteit vir 'n geskikheidsertifikaat ingevolge R638 van 22 Junie 2018.
6. Alle voedselvoorbereiding/hanteringspersele moet voldoen aan die vereistes van R638 wat betrekking het op voedselpersele.

2.

7. 'n Voldoende voorraad veilige skoon gepyppte drinkwater moet voorsien word.
8. Indien enige aktiwiteit op die perseel geraas genereer berus die onus by die eienaar om die nodige klanktoetse te laat neem en die uitslae aan hierdie Departement voor te lê. (Die SABS Gebruikskode 0103 van 1994 asook die Regulasies van die Wet op Omgewingsbewaring Nr.73 van 1989 moet as riglyn dien.)

Die uwe


nms. Munisipale Bestuurder

ANNEXURE I

**APPLICATION FOR CONSENT USE: FARM NO. 746,
PAARL DIVISION**

COMMENT FROM THE DIRECTORATE:
INFRASTRUCTURE SERVICES



STELLENBOSCH MUNICIPALITY
STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INGENIEURSDIENSTE
DIRECTORATE: ENGINEERING SERVICES

To - Aan:	Director: Planning + Economic Development
Att Aandag	Nicole Katts
From - Van:	Manager: Development (Infrastructure Services)
Author - Skrywer:	Tyrone King
Date - Datum:	15 May 2025
Our Ref - Ons Verw:	Civil LU 232.2
Your Ref:	LU/14041
Re - Insake:	Farm 746, Paarl Division (Purple Windmill): Function venue and restaurant for 380 guests

Background: This Memo is in response to the revised application received by our office via e-mail on 23 April 2025, which is for a Consent Use to utilize the two (2) existing structures as a tourist facility (function venue and restaurant). The two function venues can accommodate approximately 380 guests, and parking is proposed in two locations on the farm. This Memo therefore supersedes our previous Memo dated 7 September 2022. The application has been substantially reduced in size, compared to the original application.

The application is recommended for approval, subject to the following conditions:

1. **Water**
 - 1.1 It has been indicated that the water source is borehole water.
 - 1.2 It is the owner's responsibility to ensure that potable water must be stored and distributed in such a manner that it complies with the SANS 241 Drinking Water Quality Standards.

- 1.3 The onus is on the "Developer" to ensure a sustainable water source to the said development and that the "Municipality" be exempted from any claims whatsoever should the natural water source not be sufficient.

2. Waste Water and Sewage

- 2.1 It has been indicated that the sewer will be collected via conservancy tanks and disposed of via trucking services.
- 2.2 The conservancy tank must be accessible to the removal truck and of a volume to necessitate not more than a fortnightly service.
- 2.3 The surface/layerworks of such an access should be designed to accommodate a 15ton/10000ℓ service truck.
- 2.4 No septic tanks will be allowed. Any existing septic tanks must be replaced by conservancy tanks.

3. Roads

- 3.1 The application has to be referred to the District Roads Engineer for comments and conditions.
- 3.2 No building plans or occupation certificates (whichever comes first) will be approved before the upgrades required by the District Roads Engineer have been completed. If there are any existing structures on the site, then any road upgrades must be completed before these structures are put to it's intended use.
- 3.3 Please note that the municipality's roads master plan indicates a +/- 30m road reserve on the common boundary of Farms 746 (Purple Windmill) and Farm 742/2 (Arra) and no development / permanent structures will be allowed in this strip. The final alignment of the road still needs to be determined and once available, the land required to create the road reserve will need to be subdivided from Farm 746 to create the road reserve.
- 3.4 Sufficient parking must be provided and indicated on the site plan/s at building plan submission stage.

4. Development Charges (DCs)

- 4.1 DCs are applicable to this development.
- 4.2 The DCs will be assessed and calculated at building plan stage, based on the detail information provided on the building plans.
- 4.3 DCs will be payable before building plan approval.
- 4.4 DCs are subject to annual escalation.



TYRONE KING

MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)

W:\2.0 DEVELOPMENT\01 Land Use applications\2322 (TK) Farm 746 Paarl (LU-14041), Purple Windmill\2322 Farm 746 Paarl (LU-14041)_1 (revised application 2025).doc



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INGENIEURSDIENSTE
DIRECTORATE: ENGINEERING SERVICES

To = Aan: Director: Planning + Economic Development

Att Aandag Nicole Katts

From = Van: Manager: Development (Infrastructure Services)

Author = Skrywer: Tyrone King

Date = Datum: 7 Sept 2022

Our Ref = Ons Verw: Civil LU 232 2

Your Ref: LU/14041

Re = Insake: Farm 746, Paarl Division: Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-law, promulgated by notice number 354/2015, dated 20 October 2015 for a Consent Use for use the existing cottages (total of 9 bedrooms with common dining area) and new camp site (consisting of 8 units of $\pm 75\text{m}^2$ each (24 bedrooms), and with a common dining and entertainment area of $\pm 190\text{m}^2$) as a tourist accommodation establishment on Farm No. 746, Paarl Division. Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-law, promulgated by notice number 354/2015, dated 20 October 2015 for a Consent Use to establish a plant nursery ($\pm 724\text{m}^2$) to grow and sell plants to the public on Farm No. 746, Paarl Division. Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-law, promulgated by notice number 354/2015, dated 20 October 2015 for a Consent Use to use the entire property for occasional use purposes (hiking and biking trails) by the use of the grassed area between indoor/tented tourist facilities and the farm dam for outdoor recreation on Farm No. 746, Paarl Division.

Application is made in terms of Section 15(2)(g) of the Stellenbosch Municipality Land Use Planning By-Law, October 2015 for permission required in terms of the zoning scheme for an additional use to construct a new employee housing unit ($\pm 80\text{m}^2$) on Farm No. 746, Paarl Division. Application is made in terms of Section 15(2)(g) of the Stellenbosch Municipality Land Use Planning By-Law, October 2015 for permission required in terms of the zoning scheme for an additional use to enlarge the existing agricultural industry (wine cellar) from $\pm 150\text{m}^2$ to $\pm 450\text{m}^2$ on Farm No. 746, Paarl Division. Application is made in terms of Section 15(2)(g) of the Stellenbosch Municipality Land Use Planning By-Law, October 2015 for permission required in terms of the zoning scheme for purposes of an occupation practice (tutoring of home-schooled children) operating from the existing outbuilding. Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-law, promulgated by notice number 354/2015, dated 20 October 2015 for a Consent Use to allow for the following tourist facilities: (i) Indoor play area for children covering $\pm 966\text{m}^2$ in extent; (ii) Indoor market stall area of $\pm 879\text{m}^2$ in extent (accommodates 250 people); (iii) restaurant/venue area of with a capacity of 170 people (379m^2); (iv) a tented outdoor entertainment area of $\pm 140\text{m}^2$ in extent (accommodate 100 people); (v) An outdoor golf range driving and putting area of $\pm 127\text{m}^2$ in extent; (vi) A new function venue of $\pm 529\text{m}^2$ in extent (accommodate 200 persons); (vii) An open air/outdoor venue of $\pm 1,2\text{ha}$ with a capacity of 500 people;

The application is recommended for approval, subject to the following conditions:

1. **Water**
 - 1.1 It has been indicated that the water source is borehole water.
 - 1.2 It is the owner's responsibility to ensure that potable water must be stored and distributed in such a manner that it complies with the SANS 241 Drinking Water Quality Standards.
 - 1.3 The onus is on the "Developer" to ensure a sustainable water source to the said development and that the "Municipality" be exempted from any claims whatsoever should the natural water source not be sufficient.
2. **Waste Water and Sewage**
 - 2.1 It has been indicated that the sewer will be collected via conservancy tanks and disposed of via trucking services.
 - 2.2 The conservancy tank must be accessible to the removal truck and of a volume to necessitate not more than a fortnightly service.

- 2.3 The surface/layerworks of such an access should be designed to accommodate a 15ton/10000ℓ service truck.
- 2.4 Only Stellenbosch Municipality is allowed to empty conservancy tanks unless otherwise agreed with the Municipality.
- 2.5 A service contract has to be entered into with the municipality to service the conservancy tanks on a regular basis
- 2.6 No septic tanks will be allowed. Any existing septic tanks must be replaced by conservancy tanks.

3. Solid Waste

- 3.1 Please note: Solid waste must be removed from the site to lawful solid waste disposal site in accordance with the requirements of section 26 of the National Environmental Management Waste Act 2008 (Act 59 of 2008).

4. Roads

- 4.1 The application has to be referred to the District Roads Engineer for comments and conditions.
- 4.2 No building plans or occupation certificates (whichever comes first) will be approved before the upgrades required by the District Roads Engineer have been completed. If there are any existing structures on the site, then any road upgrades must be completed before these structures are put to it's intended use.
- 4.3 Please note that the municipality's roads master plan indicates a +/- 30m road reserve on the common boundary of Farms 746 (Purple Windmill) and Farm 742/2 (Arra) and no development / permanent structures will be allowed in this strip. The final alignment of the road still needs to be determined and once available, the land required to create the road reserve will need to be subdivided from Farm 746 to create the road reserve.
- 4.4 Sufficient parking must be provided and indicated on the SDP at building plan submission stage.

5. Development Charges (DCs)

- 5.1 Based on the information provided, the Development Charges are indicted in **Annexure DC**. The DC calcs are indicative based on the details provided, but may be recalculated if/when building plans are received.
- 5.2 The summary of the DCs applicable are as follows (from the application items):

1. Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-law, promulgated by notice number 354/2015, dated 20 October 2015 for a Consent Use for use the existing cottages (total of 9 bedrooms with common dining area) and new camp site (consisting of 8 units of $\pm 75\text{m}^2$ each (24 bedrooms), and with a common dining and entertainment area of $\pm 190\text{m}^2$) as a tourist accommodation establishment on Farm No. 746, Paarl Division.

DCs – Yes – 9 converted guest bedrooms; 24 new bedrooms

2. Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-law, promulgated by notice number 354/2015, dated 20 October 2015 for a Consent Use to establish a plant nursery ($\pm 724\text{m}^2$) to grow and sell plants to the public on Farm No. 746, Paarl Division.

DCs – Not applicable

3. Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-law, promulgated by notice number 354/2015, dated 20 October 2015 for a Consent Use to use the entire property for occasional use purposes (hiking and biking trails) by the use of the grassed area between indoor/tented tourist facilities and the farm dam for outdoor recreation on Farm No. 746, Paarl Division.

DCs – Not applicable

4. Application is made in terms of Section 15(2)(g) of the Stellenbosch Municipality Land Use Planning By-Law, October 2015 for permission required in terms of the zoning scheme for an additional use to construct a new employee housing unit ($\pm 80\text{m}^2$) on Farm No. 746, Paarl Division.

DCs – Not applicable, assuming this is a primary right

5. Application is made in terms of Section 15(2)(g) of the Stellenbosch Municipality Land Use Planning By-Law, October 2015 for permission required in terms of the zoning scheme for an additional use to enlarge the existing agricultural industry (wine cellar) from $\pm 150\text{m}^2$ to $\pm 450\text{m}^2$ on Farm No. 746, Paarl Division.

DCs – Not applicable – agricultural use

6. Application is made in terms of Section 15(2)(g) of the Stellenbosch Municipality Land Use Planning By-Law, October 2015 for permission required in terms of the zoning scheme for purposes of an occupation practice (tutoring of home-schooled children) operating from the existing outbuilding.

DCs – Not applicable

7. Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-law, promulgated by notice number 354/2015, dated 20 October 2015 for a Consent Use to allow for the following tourist facilities:

- (i) Indoor play area for children covering $\pm 966\text{m}^2$ in extent; **DCs applicable $966\text{m}^2 / 8\text{m}^2/\text{child} = 121$ children) (School/Daycare category)**
- (ii) Indoor market stall area of $\pm 879\text{m}^2$ in extent (accommodates 250 people); **DCs applicable (retail)**

- (iii) restaurant/venue area of with a capacity of 170 people (379m²); **DCs applicable**
- (iv) a tented outdoor entertainment area of ±140m² in extent (accommodate 100 people); **DCs applicable (Place of assembly)**
- (v) An outdoor golf range driving and putting area of ±127m² in extent; **DCs – Not applicable**
- (vi) A new function venue of ±529m² in extent (accommodate 200 persons); **DCs applicable (restaurant)**
- (vii) An open air/outdoor venue of ±1,2ha with a capacity of 500 people; **DCs applicable (Place of assembly)**

- 5.3 DCs are payable prior to any building being put to the approved use or building plan approval which ever come first.
- 5.4 The DC's were calculated by using the 2022/2023 tariff structure. If DC's are paid after 30 June 2023 it will have to be recalculated by using the tariff structure applicable at date of payment.

6. Electrical Engineering

- 6.1 See Annexure: Electrical



TYRONE KING

MANAGER: DEVELOPMENT (INFRASTRUCTURESERVICES)

W:\2.0 DEVELOPMENT\00 Developments\2322 (TK) Farm 746 Paarl (LU-14041), Purple Windmill DC Calculator\2322 Farm 746 Paarl (LU-14041).doc



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	2322 Farm 746 Paarl (LU-14041)
Development Name:	Purple Windmill
Date:	26 July 2022
Financial Year:	2022/2023
Erf Location (Select from 7 Locations):	Klapmuts
Vehicle Ownership (Select Normal or Low):	Normal
Erf Region (Select Urban or Rural):	Rural
Erf No:	Farm 746
DC Parameters Reference:	As per approval Memo summary

SUMMARY OF DC CALCULATION						
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Totals
Unit(s):	kl/day	kl/day	ha°C	t/week	trips/day	persons
Total Increased Services Usage:	78.7	67.5425	2.34205	3.8854	1782	172.27
Total Service Usage Reduction:	0	0	0	0	891.0	0
Total Service Usage after Reduction:	78.70	67.54	2.34205	3.885	891.0	172
Total Development Charges before Deductions:	R -	R -	R -	R 340 376.58	R 10 481 976.00	R 327 802.32
Total Deductions:	R -	R -	R -	-	R 5 240 988.00	R -
Total Payable (excluding VAT):	R -	R -	R -	R 340 376.58	R 5 240 988.00	R 327 802.32
VAT:	R -	R -	R -	R 51 056.49	R 786 148.20	R 49 170.35
Total Payable (including VAT):	R -	R -	R -	R 391 433.07	R 6 027 136.20	R 376 972.67
						R 6 795 541.94

APPLICANT INFORMATION	
Application Processed by:	Tyrone King
Signature:	
Notes:	

Klapmuts

[illegible]



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	2322 Farm 746 Paarl (LU-14041)
Development Name:	Purple Windmill
Date:	26 July 2022
Financial Year:	2022/2023
Erf Location (Select from 7 Locations):	Klapmuts
Vehicle Ownership (Select Normal or Low):	Normal
Erf Region (Select Urban or Rural):	Rural
Erf No:	Farm 746
DC Parameters Reference:	As per approval Memo summary

SUMMARY OF DC CALCULATION						
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Totals
Unit(s):	k/l/day	k/l/day	ha°C	l/week	trips/day	persons
Total Increased Services Usage:	78.7	67.5425	2.34205	3.8854	1782	172.27
Total Service Usage Reduction:	0	0	0	0	891.0	0
Total Service Usage after Reduction:	78.70	67.54	2.34205	3.885	891.0	172
Total Development Charges before Deductions:	R -	R -	R -	R 340 376.58	R 10 481 976.00	R 327 802.32
Total Deductions:	R -	R -	R -	R -	R 5 240 988.00	R -
Total Payable (excluding VAT):	R -	R -	R -	R 340 376.58	R 5 240 988.00	R 5 240 988.00
VAT:	R -	R -	R -	R 51 055.49	R 786 148.20	R 327 802.32
Total Payable (including VAT):	R -	R -	R -	R 391 433.07	R 6 027 136.20	R 49 170.35
						R 886 375.04
						R 6 795 541.94

APPLICANT INFORMATION	
Application Processed by:	Tyrone King
Signature:	
Notes:	

ANNEXURE N

**APPLICATION FOR CONSENT USE: FARM NO. 746,
PAARL DIVISION**

**COMMENT FROM THE DEPARTMENT
OF TRANSPORT AND PUBLIC WORKS**

Ref: 16/9/6/1-25/208 (Job 18716)

The Municipal Manager
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Attention: Mr U van Mierendorff

Dear Sir

FILE NR:	
	F746 P
COLLABORATOR NR:	737181

20 OCT 2022

RECEIVED

20 OCT 2022

FARM 746 KLAPMUTS, PAARL DIVISION: MAIN ROAD 27: APPLICATION FOR CONSENT USE

1. The following refer:

- 1.1. The application as received per email on 27 June 2022 from Mr Dupré Lombaard from Viridus Works (Pty) Ltd;
- 1.2. The Site Development Plan (SDP), title: Purple Windmill Function Venue, 0124-A-101 Revision A, dated 26 August 2021;
- 1.3. The Traffic Impact Statement (TIA) dated 2 November 2021 from UDS Africa; and
- 1.4. The Branch's previous conditions relating to an application for Rezoning and Consent Use for this property dated 11 December 2017 reference 16/9/6/1-25/208 (Job 18716) with specific reference to:

- 1.4.1 The provision of a dedicated right turn lane on Main Road 27 at the intersection with the gravel road that provides access to the subject property.

2. The application is for the following:

- 2.1 For use of the existing cottages (total of 9 bedrooms with common dining area) and new camp site consisting of 8 units of $\pm 75\text{m}^2$ each (24 bedrooms), with a common dining and entertainment area of $\pm 190\text{m}^2$ as a tourist accommodation establishment;
- 2.2 To establish a plant nursery ($\pm 724\text{m}^2$) to grow and sell plants to the public;
- 2.3 To use the entire property for occasional use purposes (hiking and biking trails) by the use of the grassed area between indoor/tented tourist facilities and the farm dam for outdoor recreation;
- 2.4 To allow for the following tourist facilities:



- (i) Indoor play area for children covering $\pm 966\text{m}^2$ in extent;
 - (ii) Indoor market stall area of $\pm 879\text{m}^2$ in extent (accommodates 250 people);
 - (iii) Restaurant/venue area of with a capacity of 170 people (379m^2);
 - (iv) A tented outdoor entertainment area of $\pm 140\text{m}^2$ in extent (accommodates 100 people);
 - (v) An outdoor golf range driving and putting area of $\pm 127\text{m}^2$ in extent;
 - (vi) A new function venue of $\pm 529\text{m}^2$ in extent (accommodates 200 people); and
 - (vii) An open air/outdoor venue of $\pm 1,2\text{ha}$ with a capacity of 500 people;
- 2.5 For permission required in terms of the zoning scheme for an additional use to construct a new employee housing unit ($\pm 80\text{m}^2$);
- 2.6 For permission required in terms of the zoning scheme for an additional use to enlarge the existing agricultural industry (wine cellar) from $\pm 150\text{m}^2$ to $\pm 450\text{m}^2$; and
- 2.7 For permission required in terms of the zoning scheme for purposes of an occupation practice (tutoring of home-schooled children) operating from the existing outbuilding
3. Access to the subject property is obtained from Arra Road (servitude road) onto Main Road 27 at $\pm \text{km}48.4$;
4. The TIA is summarised as follows:
- 4.1 Arra Road can in future be classified as a Class 4-road, when the road is extended in a western/north westerly direction towards Klapmuts;
- 4.2 Planning approval was previously obtained for the existing two function venues on-site (Reservoir- and Cellar-venues), with WCG conditions of approval including the provision of a dedicated right-turn lane along Main Road 27 at the Main Road 27/Arra Road intersection (based on the previous Road Access Guidelines right-turn lane warrants);
- 4.3 The proposed development is currently operational on-site and includes a weekend market, kids play park, open air stage/venue, guest rooms and glamping stands, with a total capacity of 1 314 visitors on-site (excluding the venues);
- 4.4 That based on the information available from attendance kept, and the traffic volumes obtained from the traffic counts conducted, a maximum anticipated trip generation of 263 weekend peak hour trips (105 in, 158 out) was calculated for the capacity of the proposed development;
- 4.5 Based on the Sidra analyses, no upgrades are considered necessary at the Main Road 27/Arra Road intersection, but that based on the turning lane warrants, the following upgrades to the intersection is considered necessary to accommodate the proposed development at capacity:

- 4.5.1 Ensure the access-approach is wide enough to accommodate a left- and right-turning vehicle;
- 4.5.2 A dedicated right-turn lane along Main Road 27 based on the AMG warrants;
- 4.5.3 From a safety perspective, a left-turn taper;
- 4.6 That a parking requirement of 329 bays is considered applicable and therefore that sufficient parking (501 bays) with space for overflow parking is provided on-site, and that parking bay dimensions are considered sufficient.
- 4.7 Should taxis or buses enter the property; space is available in the overflow parking area for the accommodation of turning and/or parking.
- 5. Taking into account all the above, the function of the provincial main road involved and the various traffic safety risks being experienced on this section of Main Road 27 relating to right turning movements to properties, it is of great concern to this Branch that the TIA states that "the proposed development is currently operational on-site and includes a weekend market, kids play park, open air stage/venue, guest rooms and glamping stands, with a total capacity of 1 314 visitors on-site (excluding the venues)" without meeting the previous critical traffic safety condition relating to the provision of a dedicated right turn lane on Main Road 27 at the Main Road 27/Arra Road intersection.
- 6. The Branch does not agree with the content of the motivation report (updated April 2022) at paragraph 3.9, page 24 states "No immediate road upgrading on the R44 is recommended, but some improvements are recommended when traffic movements warrant."
- 7. This Branch has no option at this stage to object to this application for Consent Use for Farm 746 Klapmuts and the SDP as submitted until the following are included in the motivation report and the SDP:
 - 7.1 A commitment to construct and draft geometric engineering plan(s) reflecting a dedicated right-turn lane along Main Road 27;
 - 7.2 A commitment to construct and left-turn taper along Main Road 27; and
 - 7.3 Plan(s) indicating changes to the current access-approach with the servitude road is wide enough to accommodate a left- and right-turning vehicle.

Yours Sincerely

pp 

SW CARSTENS

For DEPUTY DIRECTOR-GENERAL: ROADS

DATE: 04 OCTOBER 2022

5. The Traffic Impact Statement (see paragraph 1.3 above) determined that a right turn lane on Main Road 27 giving access to the gravel road was warranted due to the turn movements, which could be as much as 78 vehicles in the peak hour. This Branch is satisfied that implementation of the necessary improvements at the intersection of the access road with Main Road 27 would provide for safe access without through traffic incurring unnecessary delays.
6. This Branch rescinds the objection in paragraph 11 of its letter dated 25 August 2017.
7. This Branch offers no objection to the proposed rezoning and consent use in respect of Farm 746 Paarl, subject to:
 - 7.1 The provision of a dedicated right turn lane on Main Road 27 at the intersection with the gravel road providing access to the subject property;
 - 7.2 The access to the gravel road shall be upgraded to provide a hardened surface approaching the entrance, so that gravel is not tracked onto Main Road 27 by turning vehicles;
 - 7.3 The Applicant shall appoint an appropriately registered person to submit detailed geometric, drainage and road pavement design drawings and details, to be submitted to the Design Directorate (Ms MK Hofmeyr 021483 5713) of this Branch for approval;
 - 7.4 The Applicant shall appoint an appropriately registered person to submit detailed construction drawings and proposals for traffic accommodation during construction for approval to the District Roads Engineer, Paarl prior to construction;
 - 7.5 The Applicant's consultant shall accept the handing over of the site in writing from the Road Authority prior to construction;
 - 7.6 After completion of the construction phases, the Road Authority shall accept in writing the handing over of the site from the Applicant's consultant;
 - 7.7 As built drawings shall be sent to this Branch (Ms GD Swanepoel 021 483 2009), the District Roads Engineer (Mr S Buthelezi 021 863 2020) and the Roads Department of Cape Winelands District Municipality (Mr ACA Stevens 086 126 5263).

Yours faithfully



ML WATTERS
For CHIEF DIRECTOR: ROAD NETWORK MANAGEMENT





ROAD NETWORK MANAGEMENT
Email: Grace.Swaneepoel@westerncape.gov.za
Tel: +27 21 483 4469
Rm 335, 9 Dorp Street, Cape Town, 8001
PO Box 2603, Cape Town, 8001

REFERENCE: 16/9/6/1-25/208 (Job 18716)
ENQUIRIES: Ms GD Swanepoel
DATE: 25 August 2017

Atlas Town Planning
PO Box 380
KUILSRIVIER
7579

Attention: Mr J F Olivier

Dear Sir

APPLICATION FOR REZONING AND CONSENT USE: FARM 746, KLAPMUTS, PAARL DIVISION

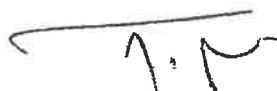
1. Your letter Farm 746, Paarl Division, Application No. LU/5694, Stellenbosch Municipal Reference No. F746/P dated 29 June 2017 refers.
2. The subject property is located off Main Road 27, approximately 3 km south of the N1 in the vicinity of Klappmuts.
3. The nature of the application, as per your 29 June 2017, is as follows:
 - 3.1 Proposed rezoning of a portion (existing outbuilding measuring $\pm 125m^2$) on Rem. Farm 746 Paarl from Agricultural Zone I to Agricultural Zone II to permit its use as an agricultural industry (winery);
 - 3.2 Proposed temporary departures to allow existing buildings to be used as function venues, as indicated on Site Development Plan, Drawing No. 917-1/4.
4. The owner wishes to convert an existing outbuilding into a winery and to operate main and supplementary function venues from an existing shed and an old water reservoir respectively.
5. Access to the subject property is via a gravel road which intersects with Main Road 27 Adam Tas Road at $\pm km47.4$, a short distance south of Klappmuts town. This access road serves a number of other properties, including the Mitres Edge Winery on the adjacent Farm 1769. In the longer term this road is likely to be extended further west to serve expansion of the residential areas of Klappmuts (the Klappmuts Hills Road).

6. This Branch recently gave conditional approval to an application from the owners of the adjacent Farm 1769 Paarl (Mitres Edge) to develop a restaurant/deli, wine tasting and sales, coffee bar and picnic area. A Traffic Impact Statement (TIS) considered the road safety and capacity implications of that development on the intersection of the access road with Main Road 27. It was found that the access would continue to operate adequately, although the proposed development utilised most of the available capacity of the Main Road 27 intersection in its current form.
6. The current application indicates that the two function venues could accommodate up to 200 people and 50 people respectively. It states that "The proposed tourist facilities are generally associated with weekends and would in particular not have any impact on peak hour traffic." As Main Road 27 is a busy tourist route, traffic flows on weekends are also significant. Furthermore, a function venue may well cater for events such as seminars for which attendees would arrive in the morning peak and/or leave in the evening peak on weekdays. A potential 250 attendees could see sizeable right turn movements into and out of the access road at Main Road 27 and approval of the application would not restrict the type of function or time of operation. A Traffic Impact Statement will need to be prepared, examining the potential traffic generation and the safety and capacity of the intersection of the access road with Main Road 27, taking into account the traffic generated by the approved developments on the adjacent property, Farm 1769 Paarl.
11. This Branch objects to the proposed departures to permit the establishment of function venues with a total capacity of up to 250 people. Should the following be submitted, it is likely that this Branch would review the application:
- 11.1 A Traffic Impact Statement (TIS) for the proposed land uses as well as background traffic growth for five years. The TIS should include in the traffic flows through the intersection the forecast traffic from the adjacent Farm 1769 Paarl (Mitres Edge Winery). Main Road 27 peak hour flows and peak Saturday flows should all be evaluated. Permanent count stations on Main Road 27 in the vicinity of the Delheim Estate show off-peak and Saturday peak hour flows to be $\pm 5\%$ to 6% of AADT, which would give an hourly flow rate of around 800 vph. (A close look at the available data would be needed to take into account seasonal variations and directional splits.) If a right turn lane on Main Road 27 southbound is found to be necessary at the access road, a preliminary design plan shall be provided. The TIS and design plan shall be prepared by a suitably qualified traffic and design engineer.

Yours faithfully



ML WATERS
For CHIEF DIRECTOR: ROAD NETWORK MANAGEMENT



ANNEXURE J

**APPLICATION FOR CONSENT USE: FARM NO. 746,
PAARL DIVISION**

COMMENT FROM THE DEPARTMENT:
COMMUNITY SERVICES (SENIOR
ENVIRONMENTAL PLANNER)

INTEROFFICE
MEMORANDUM



STELLENBOSCH
STELLENBOSCH • FRANSCHHOEK
MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

DEPARTMENT: COMMUNITY SERVICES
Stellenbosch Municipality, 123 Merriman Avenue, Stellenbosch, 7599

To:	Administrative Officer: Land Use Management Nicole Katts	From:	Senior Environmental Planner: Schalk van der Merwe
CC:	Planner: Planning & Economic Development Louisa Engelbrecht Noise- / Air Quality Control Officer Martin van As	Date:	14 May 2025
Re:	LAND USE APPLICATION – RE/FARM 746, PAARL (LU/14041)		

The above application, subsequent information received from Viridus Works (Pty) Ltd, and site visit conducted by Mr Martin van As (municipal Noise-/ Air Quality Control Officer, 13 May 2025) refers. Application is made for the use of relevant existing buildings on the property as a function venue and a restaurant. From an environmental planning point of view this department has no objection to the approval of the application on condition that:

1. Activities on site, during construction and thereafter, comply with the Western Cape Noise Control Regulations;
2. The proposed function venue be rendered sound compliant by a registered acoustic engineer and a Sound Compliance Certificate submitted to the municipality prior to the venue becoming operational; and
3. During operation all reasonable steps are taken to prevent nuisance caused by dust in accordance with the National Dust Control Regulations, with specific reference to the use of the proposed entrance roads and parking areas.

SVD MERWE
SENIOR ENVIRONMENTAL PLANNER:
COMMUNITY SERVICES

INTEROFFICE MEMORANDUM



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

DEPARTMENT: COMMUNITY SERVICES
Stellenbosch Municipality, 123 Merriman Avenue, Stellenbosch, 7599

To:	Administrative Officer: Land Use Management Nicole Katts	From:	Senior Environmental Planner: Schalk van der Merwe
CC:	Manager: Environmental Management Tammy Leibrandt Noise Control Officer: Martin van As	Date:	09 September 2022
Re:	APPLICATION FOR CONSENT USES AND TECHNICAL APPROVALS – FARM 746, PAARL (LU/14041)		

The above application refers. The application involves proposals for a range of uses on Farm 746 that is likely to have a noise impact on surrounding properties.

The applicant is requested to submit a noise impact assessment, in terms of the Western Cape Noise Control Regulations (P.N. 200/2013), Section 4, undertaken in accordance with SANS 10328 to establish whether the noise impact rating of the proposed land use or -activities will exceed the appropriate rating level applicable.

SVD MERWE
SENIOR ENVIRONMENTAL PLANNER:
COMMUNITY SERVICES

Charlene Williams

8

From: Schalk Van der Merwe
Sent: Thursday, 09 November 2023 06:54
To: Purple Windmill; Dupré Lombaard (Virdus Works)
Cc: Charlene Williams; Martin Van As; accounts@purplewindmill.co.za; Chrizelle Kriel; Nicole Katts; Piet van Blerk; Yolandi Obermeyer
Subject: RE: [EX] RE: FARM 746, PAARL DIVISION (LU/14041) - APPLICATION FOR CONSENT USES AND TECHNICAL APPROVALS: DEPARTMENTAL COMMENTS, PARKS (COMMENTS BY E-MAIL)

09 NOV 2023

RECEIVED

Me Havinga, good day.

This section (Environmental Planning) are required to comment on the relevant application submitted. Whilst evaluating the documentation submitted it has been recognised that the range of land uses (individually or cumulatively) being applied for may have a noise impact on surrounding land uses. Apart from guest accommodation establishments, a winery, golf driving range and indoor market the application include a new camp site, the use of the entire property for occasional use purposes for outdoor recreation, a 170 people venue area, a tented outdoor entertainment area of $\pm 140\text{m}^2$, a new function venue of $\pm 529\text{m}^2$ in extent and an open air/outdoor venue of $\pm 1,2\text{ha}$.

As application submitted did not address the issue of noise the inputs of a suitable qualified acoustic specialist was requested (as provided for under Section 4 of the Western Cape Noise Control Regulations) for the purpose of understanding the potential noise impact of uses / activities being applied for. Understanding this potential impact is important as mitigation measures may apply to a decision on the relevant land use application.

In response to the above request a noise survey (HMS Occupational Hygiene Monitoring Services) was submitted that does not make reference to the application itself nor any of the activities applied for. As per the communication from your consultant below, what is required is a noise impact assessment that includes the uses being applied for.

Regards



Schalk van der Merwe
Environmental Planner

Community & Protection Services:
Stellenbosch Municipality

T: +27 21 808 8679
Plein Street, Stellenbosch, 7600
www.stellenbosch.gov.za



FILE NR:	F 746 P
SCAN NR:	
COLLABORATOR NR:	759318

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http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm

From: Purple Windmill <info@purplewindmill.co.za>
Sent: Wednesday, 08 November 2023 17:46
To: Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com>
Cc: Charlene Williams <Charlene.Williams@stellenbosch.gov.za>; Schalk Van der Merwe <Schalk.VanderMerwe@stellenbosch.gov.za>; Martin Van As <Martin.VanAs@stellenbosch.gov.za>;

accounts@purplewindmill.co.za; Chrizelle Kriel <Chrizelle.Kriel@stellenbosch.gov.za>; Nicole Katts <Nicole.Katts@stellenbosch.gov.za>; Piet van Blerk <piet@udsafrika.co.za>; Yolandi Obermeyer <yolandi@udsafrika.co.za>
Subject: RE: [EX] RE: FARM 746, PAARL DIVISION(LU/14041): APPLICATION FORCONSENT USES AND TECHNICAL APPROVALS: DEPARTMENTAL COMMENTS - PARKS (COMMENTS E-MAIL)

Evening All,

The survey that was done, was at our peak time of operation. The area that is referred to in regard to accommodation, it does not have any impact.

When the survey was taken, it was done on all areas on our farm as well as the next door farms to see what the impact would be.

The most noise impact comes from the Klapmuts location around our houses and not from our music area.

So regarding sound impact unless for a big music show or festival it has no impact according to the survey that was done. If you would need more info, please contact the surveyor how did the study.

Please let me know how I can assist you with any other issues.

I do hope that I have answered your concern.



From: Dupré Lombaard (Virdus Works)
Sent: Wednesday, 08 November 2023 14:48
To: 'Purple Windmill'
Cc: 'Charlene Williams'; 'Schalk Van der Merwe'; 'Martin Van As'; accounts@purplewindmill.co.za; 'Chrizelle Kriel'; 'Nicole Katts'; Piet van Blerk; Yolandi Obermeyer
Subject: RE: [EX] RE: FARM 746, PAARL DIVISION(LU/14041): APPLICATION FORCONSENT USES AND TECHNICAL APPROVALS: DEPARTMENTAL COMMENTS - PARKS (COMMENTS E-MAIL)

Charlene Williams

From: Schalk Van der Merwe
Sent: Tuesday, 22 November 2022 09:33
To: Dupré Lombaard (Virdus Works)
Cc: Martin Van As; 'Marisa Havinga'; Nicole Katts; Charlene Williams
Subject: RE: [SUSPICIOUS MESSAGE] RE: [EX] RE: FARM 746, PAARL DIVISION(LU/14041): APPLICATION FOR CONSENT USES AND TECHNICAL APPROVALS: DEPARTMENTAL COMMENTS - PARKS (COMMENTS BY E-MAIL)

Mr Lombaard.

Thank you for your response.

This section (Environmental Planning) are required to comment on the relevant application submitted. Evaluating the documentation submitted it has been recognised that the range of land uses (individually or cumulatively) being applied for may have a noise impact on surrounding land uses. Apart from guest accommodation establishments, a winery, golf driving range and indoor market the application include a new camp site, the use of the entire property for occasional use purposes for outdoor recreation, a 170 people venue area, a tented outdoor entertainment area of $\pm 140\text{m}^2$, a new function venue of $\pm 529\text{m}^2$ in extent and an open air/outdoor venue of $\pm 1,2\text{ha}$. A noise survey (HMS Occupational Hygiene Monitoring Services) has been submitted (on this section's request [as provided for under Section 4 of the Western Cape Noise Control Regulations]) that does not make reference to the application itself nor any of the activities applied for.

The purpose of the below communication (dated 21 November) is to ascertain why this is and perhaps why the appointed specialist is of the opinion that the above activities is irrelevant to an assessment of an applications potential noise impact?

Regards



Schalk van der Merwe
Environmental Planner

Community & Protection Services:
Stellenbosch Municipality

T: +27 21 808 8679
Plein Street, Stellenbosch, 7600
www.stellenbosch.gov.za



FILE NR:	
SCAN NR:	F 746 P
COLLABORATOR NR:	739493

STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELOPMENT SERVICES

22 NOV 2021

RECEIVED

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From: Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com>
Sent: Monday, 21 November 2022 16:36
To: Schalk Van der Merwe <Schalk.VanderMerwe@stellenbosch.gov.za>
Cc: Martin Van As <Martin.VanAs@stellenbosch.gov.za>; 'Marisa Havinga' <info@purplewindmill.co.za>; Nicole Katts <Nicole.Katts@stellenbosch.gov.za>; Charlene Williams <Charlene.Williams@stellenbosch.gov.za>
Subject: [SUSPICIOUS MESSAGE] RE: [EX] RE: FARM 746, PAARL DIVISION(LU/14041): APPLICATION FOR CONSENT USES AND TECHNICAL APPROVALS: DEPARTMENTAL COMMENTS - PARKS (COMMENTS BY E-MAIL)

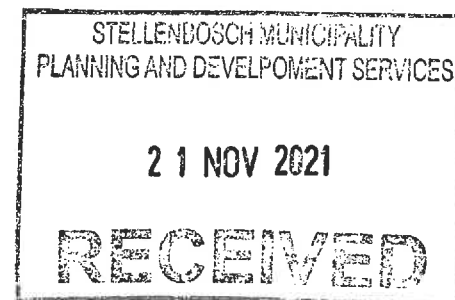
S

Charlene Williams

From: Nicole Katts
Sent: Monday, 21 November 2022 11:26
To: Charlene Williams
Subject: FW: [EX] RE: FARM 746, PAARL DIVISION(LU/14041): APPLICATION FOR CONSENT USES AND TECHNICAL APPROVALS: DEPARTMENTAL COMMENTS - PARKS (COMMENTS BY E-MAIL)

Dear Charlene

Please place on file for my attention.



Kind regards / Vriendelike Groete
Nicole Katts
Administrative Officer
Development Management
Planning & Economic Development

T: +27 21 808 8318
NPK Building, 20 Plein Street
Stellenbosch, 7600
www.stellenbosch.gov.za



FILE NR:	
SCAN NR:	F 746 P
COLLABORATOR NR:	739413

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From: Schalk Van der Merwe <Schalk.VanderMerwe@stellenbosch.gov.za>
Sent: Monday, 21 November 2022 11:10
To: Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com>
Cc: Martin Van As <Martin.VanAs@stellenbosch.gov.za>; Marisa Havinga <info@purplewindmill.co.za>; Nicole Katts <Nicole.Katts@stellenbosch.gov.za>; Charlene Williams <Charlene.Williams@stellenbosch.gov.za>
Subject: RE: [EX] RE: FARM 746, PAARL DIVISION(LU/14041): APPLICATION FOR CONSENT USES AND TECHNICAL APPROVALS: DEPARTMENTAL COMMENTS - PARKS (COMMENTS BY E-MAIL)

Mr Lombaard, good day.

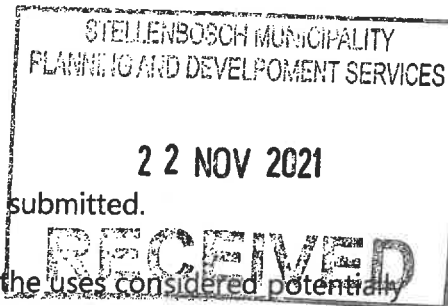
I trust you are well.

This section's comment (dated 9 September 2022) and the Environmental Noise Survey Report, prepared by HMS Occupational Hygiene Monitoring Services (dated 16 October 2022), refers.

The relevant land use application involves proposals for a range of uses on Farm 746. These include the use of the existing cottages and new camp site as tourist accommodation, the use of the entire property for occasional use purposes for outdoor recreation, additional use to enlarge the existing agricultural industry

Charlene Williams

From: Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com>
Sent: Monday, 21 November 2022 16:36
To: Schalk Van der Merwe
Cc: Martin Van As; 'Marisa Havinga'; Nicole Katts; Charlene Williams
Subject: RE: [EX] RE: FARM 746, PAARL DIVISION(LU/14041): APPLICATION FOR CONSENT USES AND TECHNICAL APPROVALS: DEPARTMENTAL COMMENTS - PARKS (COMMENTS BY E-MAIL)



Dear Schalk

Thank you for the comment in reply to the noise impact assessment as submitted.

Our response to the comment by way of the noise assessment was for the uses considered potentially disturbing. We certainly do not see guest accommodation establishments, a winery, a golf driving range, and indoor market as having potential negative noise impacts and it is not standard practice for same to be assessed for such potential impacts. The statement in the email below indicating that these activities have the potential to cause noise disturbances in the area is contested and we find it irregular, as we have certainly not been asked to submit any such noise impact assessments for any of the said uses for any of the other applications made in the Stellenbosch Municipal area.

Moreover, we question the rationale behind the request in view of the motocross track constructed on the abutting Portion 2 of the Farm No. 742 directly to the north, for which no noise impact assessment was made. Surely a motocross track with two-stroke motorcycles racing around is significantly more disturbing than any of the uses referred to herein.

Could you confirm that the applicant is required to undertake a noise impact assessment also for the guest accommodation establishments, winery, golf driving range, and indoor market, and if so, could you provide us with examples of such studies which have been done for similar activities in Stellenbosch in the previous 12 months?

Regards / Groete

DUPRÉ LOMBAARD
(SACPLAN B/8076/1998 / EAPASA 2019/304)

Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07)
Development Management Consultants and Environmental Assessment Practitioners
Mobile: +27 82 895 6362
Web: www.virdus.com

From: Schalk Van der Merwe <Schalk.VanderMerwe@ Stellenbosch.gov.za>
Sent: 21 November 2022 11:10
To: Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com>
Cc: Martin Van As <Martin.VanAs@ Stellenbosch.gov.za>; Marisa Havinga <info@purplewindmill.co.za>; Nicole Katts <Nicole.Katts@ Stellenbosch.gov.za>; Charlene Williams <Charlene.Williams@ Stellenbosch.gov.za>
Subject: RE: [EX] RE: FARM 746, PAARL DIVISION(LU/14041): APPLICATION FOR CONSENT USES AND TECHNICAL APPROVALS: DEPARTMENTAL COMMENTS - PARKS (COMMENTS BY E-MAIL)

Mr Lombaard, good day.

(wine cellar) from $\pm 150\text{m}^2$ to $\pm 450\text{m}^2$ and consent use to allow for tourist facilities, including an indoor play area for children covering $\pm 966\text{m}^2$ in extent, an indoor market stall area of $\pm 879\text{m}^2$ in extent, restaurant/venue area with a capacity to host 170 people, a tented outdoor entertainment area of $\pm 140\text{m}^2$ in extent, an outdoor golf range driving and putting area of $\pm 127\text{m}^2$ in extent, a new function venue of $\pm 529\text{m}^2$ in extent and an open air/outdoor venue of $\pm 1,2\text{ha}$.

These activities applied for is expected to have a noise impact on the surrounding area. The documentation submitted with the land use application this section commented on during September this year did not address this aspect, hence the request for the submission of a noise assessment to establish whether the noise impact rating of the proposed land use or -activities will exceed the appropriate rating level applicable and what (if any) mitigation measures may be applicable to address any possible issues in this regard. The above noise survey submitted, however, makes no mention of the land uses being applied for and is silent on the expected impact(s) of these activities.

Please clarify.

Regards



Schalk van der Merwe

Environmental Planner

Community & Protection Services:

Stellenbosch Municipality

T: +27 21 808 8679

Plein Street, Stellenbosch, 7600

www.stellenbosch.gov.za



Disclaimer and confidentiality note: The legal status of this communication is governed by the terms and conditions published at the following link:
http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm

From: Nicole Katts <Nicole.Katts@stellenbosch.gov.za>

Sent: Wednesday, 16 November 2022 12:24

To: Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com>

Cc: Martin Van As <Martin.VanAs@stellenbosch.gov.za>; Schalk Van der Merwe <Schalk.VanderMerwe@stellenbosch.gov.za>; Marisa Havinga <info@purplewindmill.co.za>

Subject: RE: [EX] RE: FARM 746, PAARL DIVISION(LU/14041): APPLICATION FOR CONSENT USES AND TECHNICAL APPROVALS: DEPARTMENTAL COMMENTS - PARKS (COMMENTS BY E-MAIL)

Good day Mr Lombaard

I trust that you are well.

I hereby acknowledge receipt of your e-mail and the content thereof is noted.

I will also ensure that the necessary gets placed on file for our attention and record.

**ENVIRONMENTAL NOISE SURVEY
REPORT:**

**THE PURPLE WINDMILL
UITSPAN FARM, R44, KLAPMUTS,
CAPE TOWN**

16 OCTOBER 2022



OCCUPATIONAL HYGIENE MONITORING SERVICES

**APPROVED INSPECTION AUTHORITY
OH0058-CI-06**

7 Dunker Street, Duynfontein, Melkbosstrand, 7441, Office: 027 021 5531100
Celia Keet: 0027 083 463 7048 (ROH-90), Gerard Keet: 0027 083 564 7046 (ROHA-0382)
E-Mail: celia@ohmservices.co.za, info@ohmservices.co.za



Occupational Hygiene Monitoring Services (Pty) Ltd is An Approved Inspection Authority with the Department of Employment and Labour of South Africa (OH0058-CI-06).

All findings, content and results of this report are to be considered with confidentiality and persons that do not have a vested interest with this report and the contents thereof may not have access thereto. The monitoring results reflected in the report are representative of the conditions that prevailed at the time of the survey.

This report is not allowed to be changed nor copied, nor may any sections of this report be distributed to any recipient. The report must be distributed in in full and complete in the format of the report and may not be edited to another format. The results in this report is a true reflection of the results that prevailed at the time of the survey.

Occupational Hygiene Monitoring Services Pty Ltd can not be held liable due to annoyance or disturbance noise caused by The Purple Windmill due to music being played at unacceptable noise levels.

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 <small>OCCUPATIONAL HYGIENE MONITORING SERVICES</small>	Environmental Noise Survey Report	REF: The Purple Windmill
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QUICK REFERENCE GUIDE	
Date/s of Assessment:	16 October 2022
Client:	The Purple Windmill
Client Contact/s:	Hanno info@purplewindmill.co.za
Revision:	0
OHMS Pty Ltd REFERENCE GUIDE	
Company Name:	Occupational Hygiene Monitoring Services Pty Ltd
Department of Labour AIA Number:	OH 0058-CI 06
Physical Address:	5 Human Crescent, Duynfontein, Melkbosstrand, Cape Town, 7441
Postal Address:	5 Human Crescent, Duynfontein, Melkbosstrand, Cape Town, 7441
Contact Details:	Tel: +27 (0)21 553 1100 admin@ohmservices.co.za www.ohmservices.co.za
Your Consultant:	Mark Harrison: mark@ohmservices.co.za

 OCCUPATIONAL HYGIENE MONITORING SERVICES	Environmental Noise Survey Report	REF: The Purple Windmill
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 OCCUPATIONAL HYGIENE MONITORING SERVICES		DATE:	SIGNATURE:
Surveyor:	Mark Harrison (SAIOH-ROHT 0999)	16.10.2022	
Author:	Mark Harrison (SAIOH-ROHT 0999)	24.10.2022	
Approval/Issue:	Celia Keet Technical Signatory (SAIOH-ROH 0090)	Esther Cecilia Keet	Digitally signed by Esther Cecilia Keet Date: 2022.10.31 09:19:09 +02'00'

Revision:	Date of amendments	Area/section of Report
0	-	Original Report

2. GLOSSARY

OHMS Pty Ltd	Occupational Hygiene Monitoring Services Pty Ltd.
Approved Inspection Authority	Means an inspection authority approved by the chief inspector.
Ambient Noise Level	The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.
A-weighted sound level	A frequency weighting filter used to measure of sound pressure level designed to reflect the acuity of the human ear, which does not respond equally to all frequencies.
dB(A)	Unit of sound level. The weighted sound pressure level by the use of the A metering characteristic and weighting.
decibel (dB)	A measure of sound. It is equal to 10 times the logarithm (base 10) of the ratio of a given sound pressure to a reference sound pressure. The reference sound pressure used is 20 micropascals, which is the lowest audible sound.
Equivalent A-weighted sound level (LAeq)	A-weighted sound pressure level in decibels of continuous steady sound that within a specified interval has the same sound pressure as a sound that varies with time.
Equivalent continuous day/night rating level	Equivalent continuous A-weighted sound pressure level (LAeq,T) during a reference time interval of 24 h, including adjustments for tonal character, impulsiveness of the sound and the time of day.
Residual noise	Sound in a given situation at a given time that excludes the noise under investigation but encompasses all other sound sources, both near and far.
SANS	South African National Standard
SLM	Sound Level Meter
MP	Measurement Points

3) INTRODUCTION AND PURPOSE

The Purple Windmill requested that OHMS Pty Ltd carry out an environmental noise survey at their premises located on the Uitspan Farm, R44, Klapmuts, Cape Town. The survey was carried out on the 16th of October 2022. The survey was carried out between 12:00 and 14:00. The venue is operational from 09:00 until 17:00.

Noise is usually seen as a sound that is loud, unpleasant, unexpected or undesired. Sound is what we hear, and noise is unwanted sound.

Music is played by means of a live music or by means of music played from a computer. The sound system includes a Yamaha MG124cx mixing console and two RCF 4 Pro 5031-A speakers. The noise assessment was carried out whilst the live music was playing and when music was played from the computer intermittently when the band was on short breaks.

The environmental noise assessment was carried out in the surrounding areas of the Purple Windmill. The noise levels in front of the stage was measured between 85.2dB(A) and 88.1dB(A) during the assessment.

Areas surrounding the facility were scientifically evaluated to determine the noise levels present within the environment in order to:

- ❖ Assess the noise levels and compare them to current applicable legislation, i.e. SANS 10103: 2008 edition 6. Here the acceptable rating level according to table 2, in respect of "**Rural - outdoors**" category is applied. Here the allowable noise rating level is **45dB(A)** for daytime.
- ❖ Propose general mitigation measures if applicable.

4. STUDY ZONE

The Purple Windmill is located on a farm. There are four (4) sensitive receptor areas in the vicinity of The Purple Windmill as indicated in Figure 4.1.

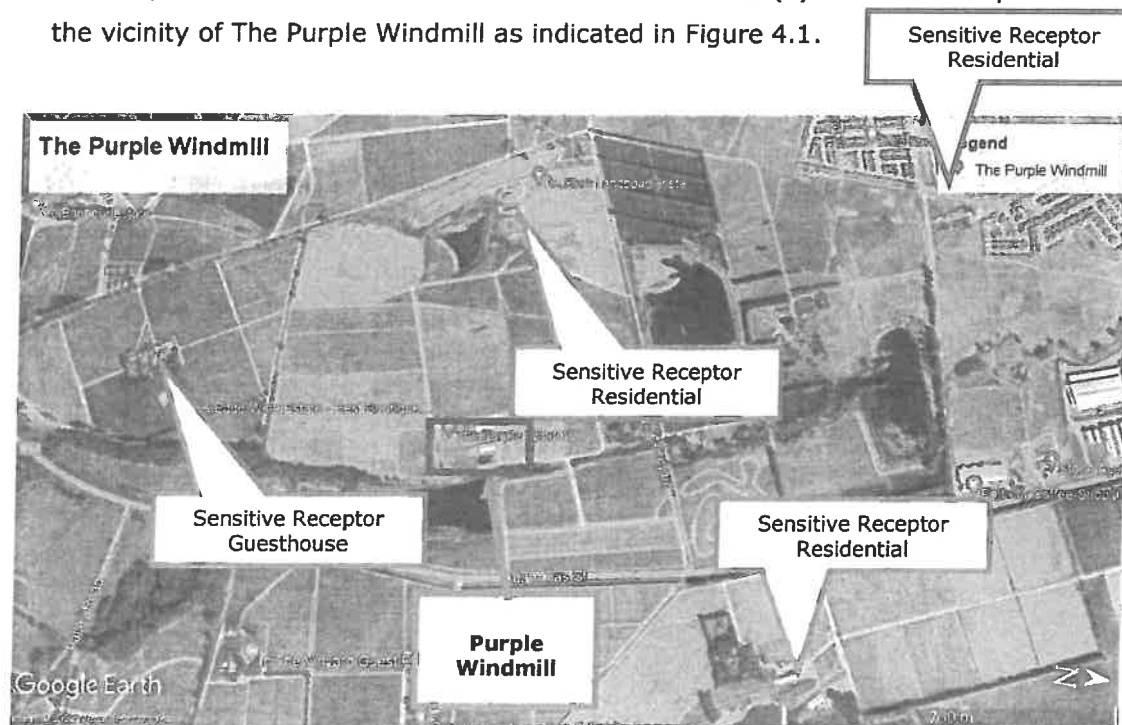


Figure 4.1 – Locality Map

5. NOISE, GUIDELINES AND LEGAL REQUIREMENTS

5.1 Noise

Noise is unwelcome audio. Around us, there is sound. When sound disrupts routine activities like sleep or conversation, it is referred to as noise. The human ear perceives sound as a physical phenomenon made up of minute vibrations that move across a medium, like air. The listener's current activity, prior experiences, and attitude toward the source of the sound all have a significant role in whether that sound is perceived as pleasant (such as music) or unpleasant (such as grinding).

Small variations in background noise cannot be picked up by the human ear. Less than 3 dB(A), or a two-fold shift in the sound energy, is the threshold at which most listeners will not hear a variation in loudness.

Typically, the level of background noise changes over time. The overall amount of received sound energy essentially determines how a human would subjectively react to various sounds. The average level of the fluctuating sound over a period of time, multiplied by the overall duration, is the total sound energy. One compares the average sound level during the time period with the constant level of a steady, non-varying sound that will provide the same energy during the same time period in order to compare the impacts of various fluctuating sounds. Leq is the constant noise level that would provide the same amount of sound energy over the time period as the fluctuating noise levels based on the average of the fluctuating noise levels over the time period.

Typical noise levels for various environments are shown in the following figure.

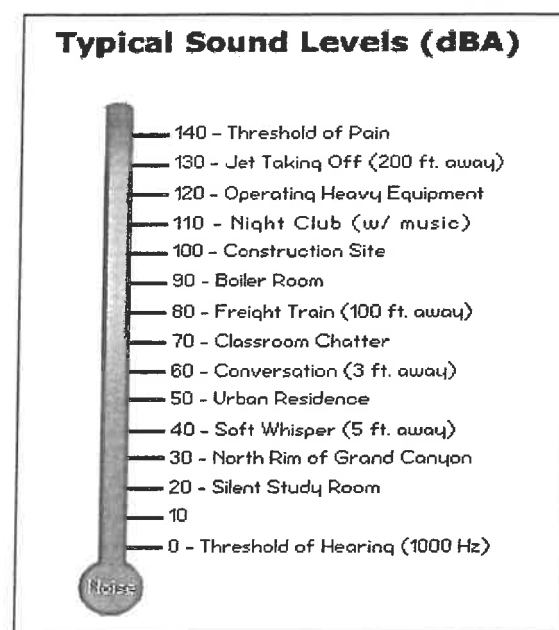


Figure 5.1 – Typical Sound Levels in dB(A)

5.2 Noise Standards and Guidelines

The survey was conducted in accordance with the South African National Standard **SANS 10103: 2008 edition 6**: The measurement and rating of environmental noise with respect to land use, health, annoyance, and speech communication as well as the **Western Cape Noise Regulations 2013**.

The SANS 10103 Code of Practice provides typical ambient noise rating levels ($L_{Req,T}$) in various districts. The outdoor ambient noise levels recommended for the districts are shown in Table 5.2.1 below. It is probable that the noise is annoying or otherwise intrusive to the community or to a group of persons if the rating level of the ambient noise under investigation exceeds the applicable rating level of the residual noise (determined in the absence of the specific noise under investigation), or the typical rating level for the ambient noise for the applicable environment given in Table 5.2.1 (Table 2 of SANS 10103)

The “**Rural - outdoors**” category was applied for the environmental study. Here the allowable noise rating level is $L_{Req,d}$ 45dB(A) for day time.

The expected response from the local community to the noise impact, i.e. the exceedance of the noise over the acceptable rating level for the appropriate district, is primarily based on Table 5 of SANS Code of Practice 10103 (SANS 10103, 2008), but expressed in terms of the effects of impact, on a scale of NONE to VERY HIGH (see Table 5.2.2 below).

1	2	3	4	5	6	7
Type of district	Equivalent continuous rating level ($L_{Req,T}$) for noise dBA					
	Outdoors			Indoors, with open windows		
	Day/night $L_{R,dn}^a$	Daytime $L_{Req,d}^b$	Night-time $L_{Req,n}^b$	Day/night $L_{R,dn}^a$	Daytime $L_{Req,d}^b$	Night-time $L_{Req,n}^b$
a) Rural districts	45	45	35	35	35	25
b) Suburban districts with little road traffic	50	50	40	40	40	30
c) Urban districts	55	55	45	45	45	35
d) Urban districts with one or more of the following: workshops; business premises; and main roads	60	60	50	50	50	40
e) Central business districts	65	65	55	55	55	45
f) Industrial districts	70	70	60	60	60	50

Table 5.2.1 – Typical Rating Levels for Noise

1	2	3
Excess ($\Delta L_{Req,T}$) ^a dBA	Estimated community or group response	
	Category	Description
0 to 10	Little	Sporadic complaints
5 to 15	Medium	Widespread complaints
10 to 20	Strong	Threats of community or group action
>15	Very strong	Vigorous community or group action

Table 5.2.3 – Response intensity and Noise Impact for increases of the ambient Noise

Western Cape Noise Control Regulations

In the Western Cape, noise is regulated by the new Noise Control Regulations put forward in June 2013, Provincial Gazette Number 7141 of 20 June 2013, which replaces the old Noise Control Regulation promulgated in 1998, Provincial Gazette Number 5309 of 20 November 1998. In terms of section 2 of the Noise Control Regulations:

"A person may not—

(a) cause a disturbing noise; or

(b) allow a disturbing noise to be caused by any person, animal, machine, device, apparatus, vehicle, vessel or model aircraft, or any combination thereof. "

A disturbing noise is defined in the regulations as "a noise, excluding the unamplified human voice, which—

(a) exceeds the rating level by 7 dBA

(b) exceeds the residual noise level where the residual noise level is higher than the rating level

(c) exceeds the residual noise level by 3 dBA where the residual noise level is lower than the rating level; or

(d) in the case of a low-frequency noise, exceeds the level specified in Annex B of SANS 10103."

In terms of section 3 of the Noise Control Regulations:

In so far as it causes or is likely to cause a noise nuisance, a person may not—

(e) build, make, construct, repair, rebuild, modify, operate or test a vehicle, vessel, aircraft, model aircraft or any other object, or allow it to be built, made, constructed, repaired, rebuilt, modified, operated or tested, in or near a residential area.

Section 4 (3)(a) - further requires that the applicant must provide a noise management plan, clearly specifying appropriate mitigation measures to the satisfaction of the local authority, before the application is decided.

6. AMBIENT NOISE MEASUREMENTS

6.1 Methodology

The noise monitoring was performed via the use of a Type 1 Integrating Sound Level Meter, in accordance with international standards for sound level meter specifications IEC 61672:1999, IEC 61260:1995 and IEC 60651, as well as ISO 19961:2003 and ISO 3095:2001 for the measurement and assessment of environmental noise.

The LAeq based on the A-weighted sound level has evolved into the most popular noise measure used to evaluate the dose-response relationship. LAeq is currently frequently used as the foundation for developing a dose-response relationship for community noise nuisance in standards and laws around the world.

To ascertain the current noise environment, representative monitoring positions were chosen and noise measurements were carried out. When noise levels exceed those of the background or residual noise, it may become a problem.

A total of four (4) monitoring points were selected for the determination of the environmental noise levels. The noise measurements were performed intermittently and were categorized in terms of daytime (06:00-22:00) in order to generate results suitable for comparison.

The continuous A-weighted equivalent sound pressure level (LAeq) measurements were taken for at least ten (10) minutes at each measurement point. Abnormal

disturbances, such as loud noise generation in close proximity or sudden noise bursts that affect the measurement, were discarded.

All the noise measurements complied with the weather condition requirements, as specified by the SANS codes and the current Regulations for the Western Cape (Western Cape Noise Control Regulations, 2013). Measurements were not performed in the presence of fog, rain, wind with a steady speed exceeding 5 m/s or wind with gusts exceeding 10 m/s. The wind speeds were between 8km/h and 11km/h during the survey and were identified as a north-westerly wind.

All measurements were carried out in accordance with:

- ❖ the South African National Standard - Code of Practice, SANS 10103:2008, The measurement and rating of environmental noise with respect to land use, health, annoyance and to speech communication
- ❖ The Noise Control Regulations, Provincial Gazette Number 7141 of 20 June 2013.

6.2 Monitoring Equipment

The instrument used to measure sound pressure variation in air is the sound level meter. The following sound level meter was used:

Equipment	Serial Number
Svantek type 1 sound level meter	124160
Microphone	84780
Calibrator	124195

The instruments contain a microphone, an amplifier with a calibrated attenuator, a set of frequency response networks (weighting networks) and an indicating meter. The sound level meters are a sensitizer electronic voltmeter that measures the electrical signal emitted from a microphone attached to the instrument. The alternating electrical signal emitted from the microphone is amplified sufficiently so that, after conversion to direct currents by means of a rectifier, the signal can deflect a needle on an indicating meter. An attenuate control the overall amplifications of the instrument.

The weighting networks control the response frequency characteristics of the amplified signals.

The Sound Level Meter was calibrated before and after the measurement session with a Type 1 calibrator. Before taking any readings, the instruments are calibrated to ensure that the instrument is functioning correctly. The calibration of the instruments is checked after the survey. If, after taking the readings there is a difference of more than 1,00dB the results are rejected. The sound level meter and calibrator, have valid calibration certificates and the calibration certificates can be seen in the Appendix section of this report, and comply with the following international standards:

- ❖ IEC 651 & 804 – Integrating sound level meters.
- ❖ IEC 942 – Sound calibrators

6.3 Measurement Points (MP)

The noise measurements were performed intermittently from 12:00 and 14:00 at strategic measurement points. These locations can be seen in Figure 6.3 further below and were chosen for the following reasons:

- ❖ As close as reasonably practicable to the sensitive receptor and surrounding areas.
- ❖ Easy accessibility under the current conditions.

The selected monitoring points MP01 to MP04 around the site were as follows:

MP01: Located at the Westerly side of The Purple Windmill. This location is considered representative as it is located at the Mitres Edge residential properties as indicated on figure 6.3.

MP02: Located at the southerly side of The Purple Windmill. This location is considered representative as it is located at the gueshouse as indicated on figure 6.3.

MP03: Located at the eastern side of The Purple Windmill. This location is considered representative as it is located at the residential property as indicated on figure 6.3.

MP04: Located at the north westerly side of The Purple Windmill. This location is considered representative as it is close to the informal settlement as indicated on figure 6.3.



Figure 6.3 – Measurement Points MP01 – MP04

7. RESULTS & DISCUSSION OF RESULTS FOR EACH MEASUREMENT POINT

❖ The limit for daytime (06:00-22:00) is 45dB(A) for Rural areas – outdoors.

7. RESULTS & DISCUSSION OF RESULTS FOR EACH MEASUREMENT POINT

❖ The limit for daytime (06:00-22:00) is 45dB(A) for Rural areas – outdoors.

Table 7.1 – Results for OUI Bar & Kitchen

MEASUREMENT POINT/ LOCATION	RESIDUAL DAY TIME RESULT (12:00-14:00)	AMBIENT DAYTIME RESULT (12:00-14:00)	MUSIC FROM THE PURPLE WINDMILL AUDIBLE	NOISE SOURCES	COMPLIANT WITH LEGISLATIVE LIMITS AS PER SANS 10103: 2008 & WESTERN CAPE NOISE REGULATIONS, 2013.
		LIMIT 45dB(A)			
Measurement Point 1: Mitres Edge Apartments – See figure 6.3	40.3dB(A)	40.2dB(A)	Slightly	Mainly road noise and birds	
Measurement Point 2: Guesthouse – See figure 6.3	44.2dB(A)	44dB(A)	Slightly	Mainly road noise and birds	
Measurement Point 3: Residential – See figure 6.3	49.3dB(A)	49.1dB(A) (< than residual)	Slightly	Mainly road noise as it is located close to the R44, and birds	
Measurement Point 4: Close to informal settlement – See figure 6.3	41.1dB(A)	41.2dB(A)	No	Birds and informal settlement	

Ambient noise levels are all encompassing noise levels including the noise source under investigation. Music is played by means of live music and music being played from a sound system. The noise reading at the venue ranged between 85.2dB(A) and 88.1dB(A). The music was slightly audible at measurement point 1 – 3 intermittently but was found to be compliant with the requirements of SANS 10103:2008 and the Western Cape Noise Regulations, 2013. The residual noise at measurement point 3 was higher than the limit of 45dB(A). This was due to the road noise. The residential property is located close to the R44. The music was not audible at measurement point 4. Only birds and noise from the informal settlement was audible at this measurement point.

8. CONCLUSION

8.1 - Conclusion

The main conclusions of the environmental noise survey were:

- i. The Purple Windmill is located on a farm which is classified as a rural area. The main residual noise sources at the measurement points were road noise and birds.
- ii. The music from The Purple Windmill was slightly audible intermittently at measurement points 1 – 3 but was still within the parameters specified in SANS 10308: 2008 and the Western Cape Noise Regulations, 2013.
- iii. All the sensitive receptors were found to be compliant with SANS 10308: 2008 and the Western Cape Noise Regulations, 2013 on the day of the survey.

9. RECOMMENDATIONS AND NOISE MANAGEMENT PLAN

The recommendations in this report were made taking into consideration legislation and controlling the noise at the venue with current knowledge, experience, and best practice. The appropriateness of the recommendations lies with the management team.

- i. It is imperative that the music is played at levels similar to the levels that was played during the environmental noise assessment on the 16th of October 2022 to prevent possible disturbance or annoyance noise.
- ii. Special care must be taken on days where there are strong winds which could carry the sound to the sensitive receptors. It is the responsibility of Management of The Purple Windmill to do spot checks at the sensitive receptors on these days to determine if the music from the Purple Windmill could cause potential annoyance or disturbance noise.
- iii. Ensure compliance with SANS 10103:2008 and the Western Cape Noise Regulations 2013 at all times.

Failure to comply with the above noise management plan could result in annoyance and disturbance noise complaints from the sensitive receptors.

APPENDIX 1 – SURVEY PICTURES



Measurement Point 1



Measurement Point 2



Measurement Point 3



Measurement Point 4

APPENDIX 2. SOUND LEVEL METER CALIBRATION CERTIFICATES



M AND N ACOUSTIC SERVICES (Pty) Ltd
No. 15, M...
Pierre van Ryn...
Tel: 012 689-2007 (076...)
E-mail: admin@mnacoustic.co.za
Website: www.mnacoustic.co.za

CERTIFICATE OF CALIBRATION

CERTIFICATE NUMBER	2022-AS-1109
ORGANISATION	OCCUPATIONAL HYGIENE MONITORING SERVICES
ORGANISATION ADDRESS	5 HUMAN CRESCENT, DUYNEFONTEIN, MELKBOSSTRAND, 7441
CALIBRATION OF	INTEGRATING SOUND LEVEL METER complete with built-in OCTAVE FILTER and 1/2" MICROPHONE
MANUFACTURERS	SVANTEK and ACO
MODEL NUMBERS	SV 971A and 7152
SERIAL NUMBERS	124620 and 84708
DATE OF CALIBRATION	23 - 24 AUGUST 2022
RECOMMENDED DUE DATE	AUGUST 2023
PAGE NUMBER	PAGE 1 OF 6

This certificate is issued in accordance with the conditions of approval granted by the South African National Accreditation System (SANAS). This Certificate may not be reproduced without the written approval of SANAS and M and N Acoustic Services.

The measurement results recorded in this certificate were correct at the time of calibration. The subsequent accuracy will depend on factors such as care, handling, frequency of use and the number of different users. It is recommended that re-calibration should be performed at an interval, which will ensure that the instrument remains within the desired limits and/or manufacturer's specifications.

The South African National Accreditation System (SANAS) is member of the International Laboratory Accreditation Cooperation (ILAC) Mutual Recognition Arrangement (MRA). This arrangement allows for mutual recognition of technical test and calibration data by member accreditation bodies worldwide. For more information on the arrangement please consult www.ilac.org

Calibrated by Calibration Technician:	 N.J. BLIGNAUT	Clause 3.1, 3.2 & 3.4
Calibrated/Supervised by Calibration Technician:	 W.S. SHILANKHANT	Clause 3.1 - 3.4
Authorized/Checked by SANAS Technical Signatory:	 M. NAUDE	Date of Issue: 30 AUGUST 2022

Director: Marianka Naude



M AND N ACOUSTIC SERVICES (Pty) Ltd

Doc No: 60-2024-285577 MATR#: 4300255876 BEE Status: Level 4

P.O. Box 11111, Fresno, CA 93711-1111

No. 15, Mus. ...
Pierre van Ryne

Tel: 012 689-2007 (076)
E-mail: admin@mnacoustics.co.za
Website: www.mnacoustics.co.za

CERTIFICATE OF CONFORMANCE

CERTIFICATE NUMBER	2022-AS-1108
ORGANISATION	OCCUPATIONAL HYGIENE MONITORING SERVICES
ORGANISATION ADDRESS	5 HUMAN CRESCENT, DUYNEFONTEIN, MELKBOSSTRAND, 7441
CALIBRATION OF	ACOUSTIC CALIBRATOR
MANUFACTURER	SVANTEK
MODEL NUMBER	SV 33B
SERIAL NUMBER	124195
DATE OF CALIBRATION	19 AUGUST 2022
RECOMMENDED DUE DATE	AUGUST 2023
PAGE NUMBER	PAGE 1 OF 3

This certificate is issued in accordance with the conditions of approval granted by the South African National Accreditation System (SANAS). This Certificate may not be reproduced without the written approval of SANAS and M and N Acoustic Services.

Calibrations performed by this laboratory are in terms of standards, the accuracies of which are traceable to national measuring standards as maintained by NMISA.

The measurement results recorded in this certificate were correct at the time of calibration. The subsequent accuracy will depend on factors such as care, handling, frequency of use and the number of different users. It is recommended that re-calibration should be performed at an interval, which will ensure that the instrument remains within the desired limits and/or manufacturer's specifications.

The South African National Accreditation System (SANAS) is member of the International Laboratory Accreditation Cooperation (ILAC) Mutual Recognition Arrangement (MRA). This arrangement allows for mutual recognition of technical test and calibration data by member accreditation bodies worldwide. For more information on the arrangement please consult www.ilac.org

<p>Calibrated by:</p> <p><i>WJ</i></p> <p><u>W. J. SIBANYONI</u> (CALIBRATION TECHNICIAN)</p>	<p>Authorized/Checked by:</p> <p><i>M. Naude</i></p> <p><u>M. NAUDE</u> (SANAS TECHNICAL SIGNATORY)</p>	<p>Date of Issue:</p> <p>30 AUGUST 2022</p>
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Director: Marianka Naudé

APPENDIX 3 - APPROVED INSPECTION AUTHORITY CERTIFICATION



employment & labour
Department
Employment and Labour
REPUBLIC OF SOUTH AFRICA

National Department of Employment and Labour
Republic of South Africa

APPROVED INSPECTION AUTHORITY

Registered in accordance with the provisions of the Occupational Health and Safety
Act, Act 85 of 1993, as amended

This is to certify that:

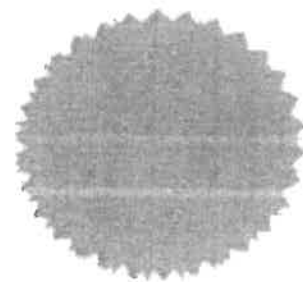
OCCUPATIONAL HYGIENE MONITORING SERVICES (PTY) LTD

has been approved by the Department of Employment & Labour as a Type A, Approved
Inspection Authority: Occupational Health and Hygiene under the following regulations:

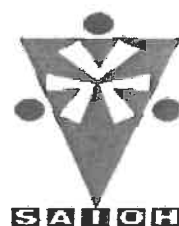
- o Asbestos Abatement Regulations 4(2), 5(7), 13, 15(2)(c), 16 & 22
- o Hazardous Chemical Agents Regulations 6 & 12
- o Lead Regulations 7 & 14
- o Noise Induced Hearing Loss Regulation 7


CHIEF INSPECTOR

Valid from: 26 August 2022
Expires: 25 August 2026
Certificate Number: CHMS - 0108



APPENDIX 4 – SAIOH CERTIFICATES



**The Southern African Institute for
Occupational Hygiene**

This is to certify that

Celia Keet

ID Number: 6709140155086

Has satisfied the requirements of
the Constitution of the Institute
and on recommendation of the Professional Certification Committee
is registered as an

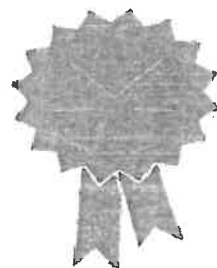
Occupational Hygienist (OH)

Member Number: 0090

Valid until: 31 January 2023

Elsie Comeja Peens

Chairperson: Professional Certification Committee



Member ID: 33914439

Certificate ID: 33914439-23315

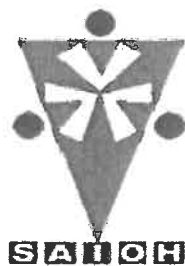
Issued by the Southern African Institute for Occupational

Hygiene

SAGA Professional Body ID: 844

**IOHA Recognised
Certification Scheme**





The Southern African Institute for Occupational Hygiene

This is to certify that

Mark Harrison

ID Number: 8403255095081

Has satisfied the requirements of
the Constitution of the Institute
and on recommendation of the Professional Certification Committee
is registered as an

Occupational Hygiene Technologist (OHT)

Member Number: 0933

Valid until: 31 January 2023

Eisle Cornelia Peens

Chairperson: Professional Certification Committee



Appointed: 29/01/2023

Certification ID: 925142530314

Issued by the Institute of Occupational Hygiene (IOHA)

Hygiene

SAIOH Professional Body No. 1994

IOHA Recognised
Certification Scheme

