

Enquiries: J Daniels  
Contact number: (021) 807-4581  
Reference: 15/4/1 (F1560) P  
Date: 04 May 2023  
Coll no: 1942423

JD/JA  
15/4/1(F1560) P

David Hellig & Abahamse  
Land Surveyors  
PO Box 18  
PAARL  
7622

[DAVID@dhaa.co.za](mailto:DAVID@dhaa.co.za)

Sir

**APPLICATION FOR CONSENT USE: THE REMAINDER OF THE FARM NO. 1560 PAARL DIVISION  
(FARM DOMAINE BRAHMS, WINDMEUL)**

Your above mentioned application refers.

1. **Approval has been granted** in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for a consent use on The Remainder of The Farm No. 1560 Paarl Division, to permit a visitor's facility within an existing building in conjunction with an existing auctioneering activity, as indicated on the site development plan drawn by David Hellig and Abrahamse, Professional Land Surveyors, Plan No. 1 REV 1A4, File No. P2993/01(22), dated March - Sept 2022, **(Annexure B)**;
2. The approval mentioned in Paragraph 1 above will 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 dated 18 January 2023 (reference number 15/4/1 (REMAINDER OF FARM 1560, PAARL) P (56), **(Annexure D)**;
  - 2.2 The applicant takes note of the conditions laid down by the Western Cape Department of Transport and Public Works: Road Planning Division in its letter dated 07 February 2023 (reference 16/9/6/1-10/66 (Job 22761), **(Annexure I)**;

2./...

- 2.3 This approval only applies to the application in question and shall not be construed as authority to depart from any legal prescriptions or requirements;
  - 2.4 The proposal takes place largely in accordance with the site development plan, **(Annexure B)**;
  - 2.5 No new buildings are to be erected or existing structures altered without the approval of building plans by Council;
  - 2.6 Energy-saving devices such as are contained in the Drakenstein Municipality's Green Building Manual be made use of as far as possible;
  - 2.7 The applicant ***must*** institute water conservation measure such as rainwater harvesting, grey water recycling and similar technical advancements such as low flow shower heads, dual flush toilets and water-wise gardens;
  - 2.8 Any amendments to the application are subject to the relevant approval;
  - 2.9 Should the applicant fail to comply with any of the above conditions, Council reserves the right to impose further conditions in future if deemed necessary;
- 3 The following be regarded as the reasons for the decision:
- 3.1 The proposal is merely to utilise a portion of an existing building for a visitor's facility in conjunction with an existing auctioneering activity;
  - 3.2 The proposal is to utilise existing infrastructure and developed structures, in its current position, with no new development being proposed;
  - 3.3 The proposal at hand is not expected to be out of scale, nor character within the surrounding built and natural environment due to existing infrastructure being utilised;
  - 3.4 The application is not expected to have a significant negative impact on the health, safety and wellbeing of the surrounding built and natural environment; and
  - 3.5 The proposal is in line with the Drakenstein Spatial Development Framework (SDF).

Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority in terms of Section 79(3) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, by any person whose rights are affected by the decision, within **21 days** of notification of decision.

This approval is therefore suspended until further notice. Please also notify (**email or per hand**) the **surrounding property owners** who were notified of the application during the public participation process and **objectors** (if any), of their right of appeal – proof of notification **must** be provided. Should there be any appeals against the decision, the application title (heading) must be used as reference. The appeal procedures are set out in Section 80 of the above-mentioned bylaw (attached).

Your attention is drawn to the fact that all correspondence must be directed to the City Manager and also sent via our official email address.

Yours faithfully



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**H. G. STRIJDOM (PR. PLN A/1058/1998)**  
**MANAGER: LAND USE PLANNING AND SURVEYING**