



Ref: DOI/CFS/RN/LU/REZ/SUB-10/614 (Application No: 2025-07-0020)

The Municipal Manager
Drakenstein Municipality
PO Box 1

PAARL

7599

Attention: Mr J Daniels

Dear Sir

PORTION 9 OF FARM NO. 1576, PAARL: MINOR ROAD 5638: APPLICATION FOR CONSENT USE

1. The following refer:
 - 1.1. The application received from Messrs Willie Steyn via email dated 3 July 2025; and
 - 1.2. Traffic Impact Assessment by Ms L Stodart Pr. Eng. Dated July 2025.
2. The subject property is in the rural part of eastern Paarl, and takes access off Minor Road 5638 (OP05638, Kleinbosch Road).
3. This application is for the following:
 - 3.1. Consent Use to utilise an existing outbuilding and canteen of 370 m² coverage (410 m² floor area) as visitors' accommodation for 22 persons in addition to the existing visitors' accommodation; and
 - 3.2. Technical approval to utilise the Hugenate Gedenkskool and annex of 415 m² coverage (570 m² floor area) as a museum.
 - 3.3. The TIA recommends that the accesses off OP05638 at ±km 1.30, ±km 1.40, ± km1.69 be permanently closed, and that the access at ±km 1.25 which is historic be retained as a one way in only, and that a new access be built at ±km 1.75 to serve as a Main Farm Access.
4. This Branch offers no objection to the application in terms of the Land Use Planning Act, No. 3 of 2014, subject to the following conditions:
 - 4.1. That the accesses off OP05638 at ±km 1.30, ±km 1.40, ± km1.69 be permanently closed, and that the access at ±km 1.25 which is historic be retained as a one way in only, and that a new access be built at ±km 1.75 to serve as a Main Farm Access.
 - 4.2. That the Paarl District Roads Engineer approve the works in the road reserve in respect of the closure of the accesses and the construction of the new access.

- 4.3. The Paarl District Roads Engineer should be contacted via email: TechnicalDRE.Paarl@westerncape.gov.za, tel.: 021 863 2020 before any works are undertaken in the road reserve.

Yours Sincerely



DD FORTUIN

For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH

DATE: 27 AUGUST 2025

ENDORSEMENTS

1. Drakenstein Municipality
Attention: Mr J Daniels (e-mail: Jason.daniels@drakenstein.gov.za)
Attention: customercare@drakenstein.gov.za
2. Applicant: W Steyn
Attention: Mr W Steyn (e-mail: williesteyn1960@gmail.com)
3. District Roads Engineer
e-mail: TechnicalDRE.Paarl@westerncape.gov.za
4. Mr F Fakier (e-mail)
5. Mr D Fortuin (e-mail)