



Enquiries: Earl Cyster
Contact number: 021 807 4770
Reference: 15/4/1 (F1576/9) P
Date: 01 April 2026

EC/HK

Willie Steyn
Land Use Planner
1 Flambeau Street
PAARL
7646

williesteyn1960@gmail.com

Dear Sir

APPLICATION FOR CONSENT USE AND TECHNICAL APPROVAL: FARM 1576 OF PORTION 9 PAARL

Your application under reference 2282233 refers.

1. **Provisional approval** is hereby granted in terms of Section 15(2)(o) of the Drakenstein Municipality: Municipal Land Use Planning By-Law, 2018 to permit visitors' accommodation ($\pm 410\text{m}^2$) accommodating 22 persons on Farm 1576/9, Paarl, in order to utilise existing buildings for additional visitors' accommodation, as indicated on the Site Development Plan prepared by Malherbe Rust Architects, dated 20/06/2025 (**See Annexure B**)
2. **Provisional approval** is hereby granted in terms of Section 13 of the Drakenstein Municipality: Zoning Scheme By-Law, 2018, to permit a museum within the Hugenote Gedenkskool and annex on Farm 1576/9, Paarl, in order to utilise existing buildings for cultural and heritage purposes, as indicated on the Site Development Plan prepared by Malherbe Rust Architects, dated 20/06/2025 (**See Annexure B**).
3. The approvals granted in paragraphs 1-2 above, are subject to the following conditions imposed in terms of Section 66 of the Drakenstein By-Law on Municipal Land Use Planning, 2018, and Section 13(h) of the Drakenstein Municipality: Zoning Scheme By-Law, 2018:

- 3.1 Adherence Adherence to the conditions laid down by the Drakenstein Municipality: Civil Engineering Services Division, in its memorandum 15/4/1_(F1576/9) P (2119), dated 23 February 2026 (**Annexure D**);
- 3.2 Adherence to the conditions laid down by the Drakenstein Municipality: Heritage Resource Sub-Section, in its memorandum 15/4/1_(F1576/9) P, dated 24 November 2025 (**Annexure F**);
- 3.3 The applicant takes note of and complies with the conditions laid down by the Cape Winelands District Municipality: Chief Health Services, in its memorandum 15/2/6/1, dated 9 August 2025 (**Annexure G**);
- 3.4 The applicant takes note of and complies with the conditions laid down by the Western Cape Department of Transport and Public Works, including access requirements to the satisfaction of the District Roads Engineer in its memorandum DOI/CFS/RN/LU/REZ/SUB-10/614 (Application No: 2025-07-0020), dated 27 August 2025 (**Annexure I**);
- 3.5 The applicant takes note of and complies with the conditions laid down by the Heritage Western Cape, in its memorandum HWC25091611SB1006, dated 21 August 2025 (**Annexure J**);
- 3.6 The development shall be undertaken substantially in accordance with the approved Site Development Plan, prepared by Malherbe Rust Architects, dated 20/06/2025 (**Annexure B**);
- 3.7 The approved visitors' accommodation and museum shall remain subservient to the primary agricultural use of the property;
- 3.8 No expansion of the approved building footprint shall occur without prior approval of the Drakenstein Municipality;
- 3.9 The development shall comply with all applicable health, safety and environmental requirements;
- 3.10 No buildings or structures may be erected, altered or demolished without prior approval of building plans in terms of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977);

- 3.11 Any amendment to the approved development shall be subject to a separate application in terms of the Drakenstein Municipality: Municipal Land Use Planning By-Law, 2018;
 - 3.12 Should the owner fail to comply with any of the above conditions, the Municipality may take the necessary steps in terms of the applicable legislation.
4. The following are regarded as the reasons for the above approval decisions:
- 4.1 The proposal is consistent with the Drakenstein Municipality: Municipal Land Use Planning By-Law, 2018 and the Drakenstein Zoning Scheme By-Law, 2018.
 - 4.2 The proposed development remains subservient to the primary agricultural use of the property.
 - 4.3 The proposal supports the diversification and long-term sustainability of the agricultural enterprise through agri-tourism.
 - 4.4 The development will occur within the existing werf and does not result in the loss of productive agricultural land.
 - 4.5 The proposal is compatible with the surrounding agricultural land uses and rural character of the area.
 - 4.6 All relevant internal and external departments were consulted and no objections to the application.
 - 4.7 The proposal complies with the development principles of SPLUMA (Act 16 of 2013) and LUPA (Act 3 of 2014).

Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority in terms of Section 79(2) of the Drakenstein Bylaw on Municipal Land Use Planning 2018, by any person whose rights are affected by the decision of an authorised official, within **21 days** of notification of the decision. This approval is therefore suspended until further notice.

Please notify (**email or per hand**) the surrounding property owners who were notified of the application during the public participation process and the **objectors (if applicable)**, of their general right of appeal – proof of notification **must** be provided. Note that the 21-day appeal period will commence the day after all the property owners have been notified.

The appeal procedures are set out in Section 80 of the abovementioned By-Law (attached). All appeals should be lodged to the City Manager of Drakenstein Municipality, P.O Box 1, Paarl, 7622 or at customercare@drakenstein.gov.za

Yours faithfully



H.G STRIJDOM (PR. PLN A/1058/1998)

MANAGER: LAND DEVELOPMENT AND MANAGEMENT