

# ANNEXURE F

## Memo

<b>To:</b>	<b>LAND DEVELOPMENT PROCESSING AND FACILITATION SECTION</b> <b>J MEYER</b> (EXT: x4836)
<b>From:</b>	<b>HERITAGE SERVICES SUB-SECTION</b>
<b>Enquiries:</b>	<b>ZWELIBANZI G SHICEKA</b> (EXT: x6337)
<b>Collaborator number:</b>	<b>2282233</b>
<b>Reference number:</b>	<b>15/4/1 (F1576/9)P</b>
<b>Date:</b>	<b>24 NOVEMBER 2025</b>
<b>Subject:</b>	<b>APPLICATION FOR CONSENT USE AND TECHNICAL APPROVAL IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BYLAW ON MUNICIPAL LAND USE PLANNING 2018: PORTION 9 OF FARM 1576, PAARL</b>

### RECEIVED APPLICATION ON 11 NOVEMBER 2025

#### 1. PROPOSAL

The proposal entails a consent use, on Portion 9 of Farm 1576, Paarl, to utilise an existing outbuilding and canteen as visitors' accommodation; and technical approval to utilise the Hugenote Gedenkskool and annex as a museum.

#### 2. EVALUATION

##### 2.1 DRAKENSTEIN HERITAGE SURVEY 2013

In terms of the Drakenstein Heritage Survey 2013, the proposal falls within the proposed Daljosaphat Heritage Overlay Zone. The existing sites are allocated the following gradings in terms of the National Heritage Resources Act No. 25 of 1999:

- Cemetery graded as a Grade 2 heritage resource;
- Kleinbosch Homestead as a Grade 2 heritage resource;
- Malherbehuis Homestead as a Grade 2 heritage resource; and
- Hugenote Gedenkskool as a Grade 2 heritage resource.

##### 2.2 NATIONAL HERITAGE RESOURCES ACT NO. 25 of 1999 (NHRA)

Heritage Western Cape (HWC) indicated that the change in planning status and alterations must be completed in accordance with the HWC stamped plans.

However, the updated Site Development Plan indicates a deviation from the original plan approved in terms of section 38 of the National Heritage Resources Act No. 25 of 1999. The applicant is advised to consult with Heritage Western Cape with regards to the deviation.

### **2.3 DRAKENSTEIN MUNICIPAL ZONING SCHEME BYLAW 2018**

In terms of the Drakenstein Municipal Zoning Scheme Bylaw 2018, the proposed development is located outside of any Special Character Protected Area Overlay Zone or Scenic Route Overlay Zone.

### **3. CONCLUSION**

The proposed consent use, on Portion 9 of Farm 1576, Paarl, to utilise an existing outbuilding and canteen as visitors' accommodation; and technical approval to utilise the Hugenote Gedenkskool and annex as a museum, is supported, on condition that:

- The applicant must consult Heritage Western Cape regarding the deviation from the original approved Site Development Plan. The response from the Heritage Western Cape must be provided at the building plan stage.



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**W HENDRICKS**  
**MANAGER: SPATIAL PLANNING**