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Civic Centre, Berg River Boulevard, Paarl 7647

Enquiries: E Cyster
Contact number: 021-8074770
Reference: 15/4/1(F1740) P
Date: 23 October 2026

Willie Steyn
Land Use Planner
348 Helderberg Manor
Asrin drive
Heritage Park
SOMERSET WEST
7130

Williesteyn1960@gmail.com

Sir

APPLICATION FOR CONSENT USE: EXTENSION OF EXISTING VISITORS' FACILITY (HEALTH SPA) AND DEPARTURE FROM MAXIMUM FLOOR AREA ON FARM NO. 1740, PAARL DIVISION (BABYLONSTOREN)

Your above-mentioned application (Collaborator Reference 2348659, refers.

1. **Approval** has been granted in terms of **Section 60(1)(a) of the Drakenstein Municipality Bylaw on Municipal Land Use Planning, 2018**, for the following:

   1.1 **Consent Use** application to extend the existing visitors' facility (health spa) by an additional ±290 m² of floor area on Farm No. 1740, Paarl Division (Babylonstoren), to accommodate a rasul, hammam, yoga studio and treatment rooms, as indicated on the Site Development Plan drawn by Willie Steyn Land Use Planner, Plan Ref.BK12, dated 6/7/2026, (**Annexure C**) to the departmental report.

   1.2 **Departure** from the maximum permissible total floor area of 1,500 m² for visitors' facilities and visitors' accommodation on Farm No. 1740, Paarl Division (Babylonstoren).

2. The approval mentioned in Paragraphs 1.1 and 1.2 above, if granted, be subject to the following conditions in terms of Section 66 of the Drakenstein By-law on Municipal Land Use Planning, 2018:

   2.1 Adherence to the applicable conditions imposed by Drakenstein Municipality: Civil Engineering Services, as set out in its letter dated 15 August 2026, (**Annexure D**) to the departmental report;

2.2 Adherence to the applicable requirements imposed by Drakenstein Municipality: Electro-Technical Engineering Services, as set out in its letter dated 15 August 2026, (**Annexure E)** to the departmental report;

2.3 The applicant must take note of the requirements of the Western Cape Government: Transport Infrastructure Branch, as set out in its letter dated 11 March 2026 (Reference: DOI/CFS/RN/LU/REZ/SUB-10/33; Application No. 2026-02-0035), (**Annexure H**) to the departmental report;

2.4 The applicant shall ensure that the proposed development complies with the applicable environmental requirements, as noted by Drakenstein Municipality: Environmental Management in its comments dated 13 March 2026, (**Annexure F**) to the departmental report.

2.5 All applicable health requirements shall be complied with.

3. Adherence to the following **conditions** from a town-planning point of view:

3.1 This approval shall be limited to the consent use and departure granted and shall not exempt the applicant from complying with any other applicable legislation or title deed conditions.

3.2 The development shall be undertaken in accordance with the approved Site Development Plan, identified by drawing number, revision and date, **(Annexure C)**.

3.3 The approval shall be limited to the additional ±290 m^2 health spa extension, comprising the proposed rasul, hammam, yoga studio and treatment rooms. No additional visitors' accommodation or other land use is authorized.

3.4 Any amendment to the approved development or Site Development Plan shall be subject to the Municipality's applicable approval requirements.

3.5 The development shall comply with all applicable health, fire-safety, environmental and other statutory requirements.

3.6 Building plans shall be submitted to and approved by the Municipality before the commencement of building work, where required by applicable legislation.

3.7 This approval shall not exempt the applicant from obtaining any additional authorisations, permits or approvals required in terms of other applicable legislation.

3.8 The Municipality reserves the right to take enforcement action in terms of applicable legislation should the development not comply with these conditions or result in adverse impacts on the surrounding area.

4. **The following are considered to constitute the reasons for the decision:**

4.1 The proposed extension will enhance the existing health spa and complement the established tourism activities on the property.

4.2 The proposed wellness facilities are considered complementary to the existing visitors' facility.

4.3 The development intends to utilise existing access and parking facilities, limiting the need for additional infrastructure.

4.4 The Western Cape Government: Transport Infrastructure Branch and the Municipality's Environmental Management function raised no objection, subject to applicable requirements.

4.5 The potential impact on productive agricultural land has been considered, including the objection raised by the Western Cape Department of Agriculture.

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 **provisional 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 initial public participation process and **the 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



H. G. STRIJDOM (PR. PLN A/1058/1998)
LAND DEVELOPMENT PLANNING
Please address all correspondence to the City Manager, P O Box 1, Main Street, Paarl, 7622, or Customer care, e-mail, customercare@drakenstein.gov.za, and Henk Strijdom, henks@drakenstein.gov.za

DAVID HELLIG & ABRAHAMSE, LAND SURVEYORS

OFFICE COPY

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES System WG 19 Y		X
		Constant		± 0,00		+3 700 000,00
AB	890,22	302 31 50	A	+ 7 094,87	+	43 560,13
BC	63,20	249 10 50	B	+ 6 344,32	+	44 038,85
CD	269,19	238 34 30	C	+ 6 285,25	+	44 016,39
DE	241,65	325 58 50	D	+ 6 055,56	+	43 876,04
EF	18,92	253 47 50	E	+ 5 920,35	+	44 076,33
FG	120,35	332 59 50	F	+ 5 904,10	+	44 071,61
GH	58,61	327 28 40	G	+ 5 849,46	+	44 178,84
HJ	88,07	60 26 50	H	+ 5 817,92	+	44 228,24
JK	58,14	60 28 20	J	+ 5 892,79	+	44 270,69
KL	96,93	303 54 30	K	+ 5 843,38	+	44 299,34
LM	1416,52	37 44 57	L	+ 5 862,94	+	44 353,42
MN	50,59	36 16 40	M	+ 6 730,14	+	45 473,46
NP	97,03	17 33 10	N	+ 6 780,07	+	45 514,24
PQ	169,72	22 03 10	P	+ 6 789,33	+	45 606,75
QR	3,28	249 58 40	Q	+ 6 853,05	+	45 764,05
RS	3,86	270 00 00	R	+ 6 849,86	+	45 762,92
ST	18,81	284 09 20	S	+ 6 846,10	+	45 762,92
TU	2,96	279 20 00	T	+ 6 827,86	+	45 767,52
UV	3,08	270 00 00	U	+ 6 824,94	+	45 768,00
VW	3,04	260 00 30	V	+ 6 821,88	+	45 768,00
WX	3,05	250 04 50	W	+ 6 818,88	+	45 767,47
XY	2,47	239 54 40	X	+ 6 816,01	+	45 766,43
YZ	5,01	326 58 30	Y	+ 6 813,87	+	45 765,19
ZA1	65,39	54 08 40	Z	+ 6 811,14	+	45 769,39
A1B1	152,43	137 40 00	A1	+ 6 884,14	+	45 807,89
B1C1	181,89	227 08 10	B1	+ 6 966,79	+	45 695,01
C1D1	142,75	151 19 10	C1	+ 6 833,47	+	45 571,28
D1E1	115,73	232 20 10	D1	+ 6 901,98	+	45 446,04
E1F1	1507,24	140 43 50	E1	+ 6 810,37	+	45 375,33
F1A	931,98	226 55 20	F1	+ 7 764,40	+	44 208,45
		159 Babylon Toren	▲	+ 6 315,69	+	44 731,67
		60 Simon	▲	+ 6 733,20	+	50 765,48

S.G. No
373/2009
Approved
for Surveyor-General
09 MAR 2009
Sheet No 1 of 2 Sheets

Beacon Description
All beacons 16 mm iron peg, except
A iron standard
B 20 mm iron peg next to iron rail fence post
C D L A1 F1 20 mm iron peg
M 12 mm iron peg in stone cairn

The figure A B C D E F G H J K L M N P Q R S T U V W X Y Z A1 B1 C1 D1 E1 F1
represents 193,9634 hectares of land being
The Farm No 1740 and comprising 1) – 2) as enumerated on Sheet No 2
situate in the Drakenstein Municipality
Administrative District of Paarl
Province of the Western Cape
Surveyed between February 2007 and October 2008
by us,

D S HELLIG PLS 0256 — S G DREYER PLS 1028
Land Surveyors

This diagram is annexed to No. CCT. 61665/2010 dated
I.f.o.
Registrar of Deeds

The original diagrams are as enumerated on Sheet No 2

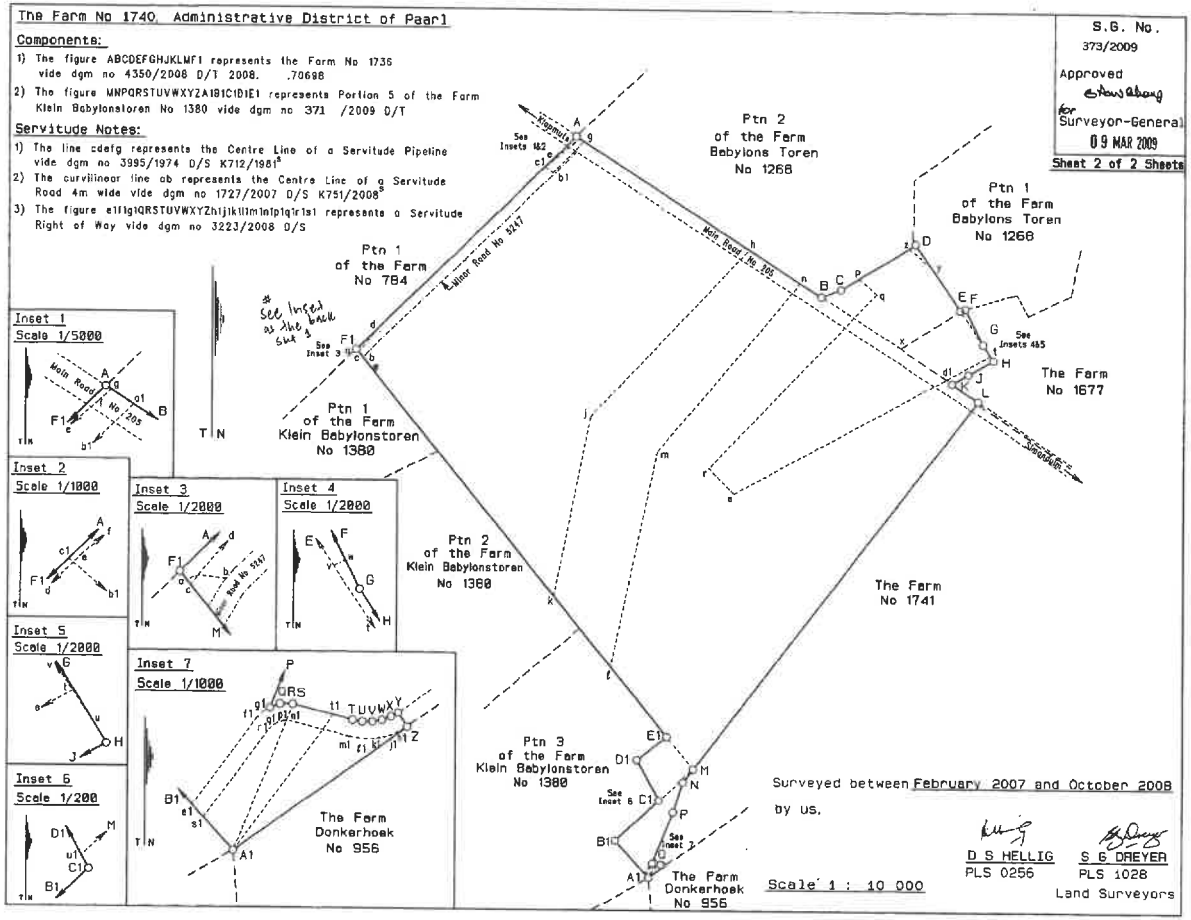
File No. Paarl
S.R. No. E2521/2008
Comp.
BH – 8BDA (3764)
BH – 8BDB (3765)
LPI C0550000

The Farm No 1740, Administrative District of Paarl

Components:
1) The figure ABCDEFGHJKLMF1 represents the Farm No 1735 vide dgm no 4350/2008 D/T 2008. .70698
2) The figure MNPQRSTUVWXYZA1B1C1D1E1 represents Portion 5 of the Farm Klein Babylonstoren No 1380 vide dgm no 371 /2009 D/T

Servitude Notes:
1) The line cdefg represents the Centre Line of a Servitude Pipeline vide dgm no 3995/1974 D/S K712/1981
2) The curvilinear line ab represents the Centre Line of a Servitude Road 4m wide vide dgm no 1727/2007 D/S K751/2008
3) The figure e1f1g1QRSTUVWXYZh1j1k1l1m1n1p1q1r1s1 represents a Servitude Right of Way vide dgm no 3223/2008 D/S

S.G. No.
373/2009
Approved
for Surveyor-General
09 MAR 2009
Sheet 2 of 2 Sheets



Surveyed between February 2007 and October 2008
by us,

D S HELLIG PLS 0256 — S G DREYER PLS 1028
Land Surveyors

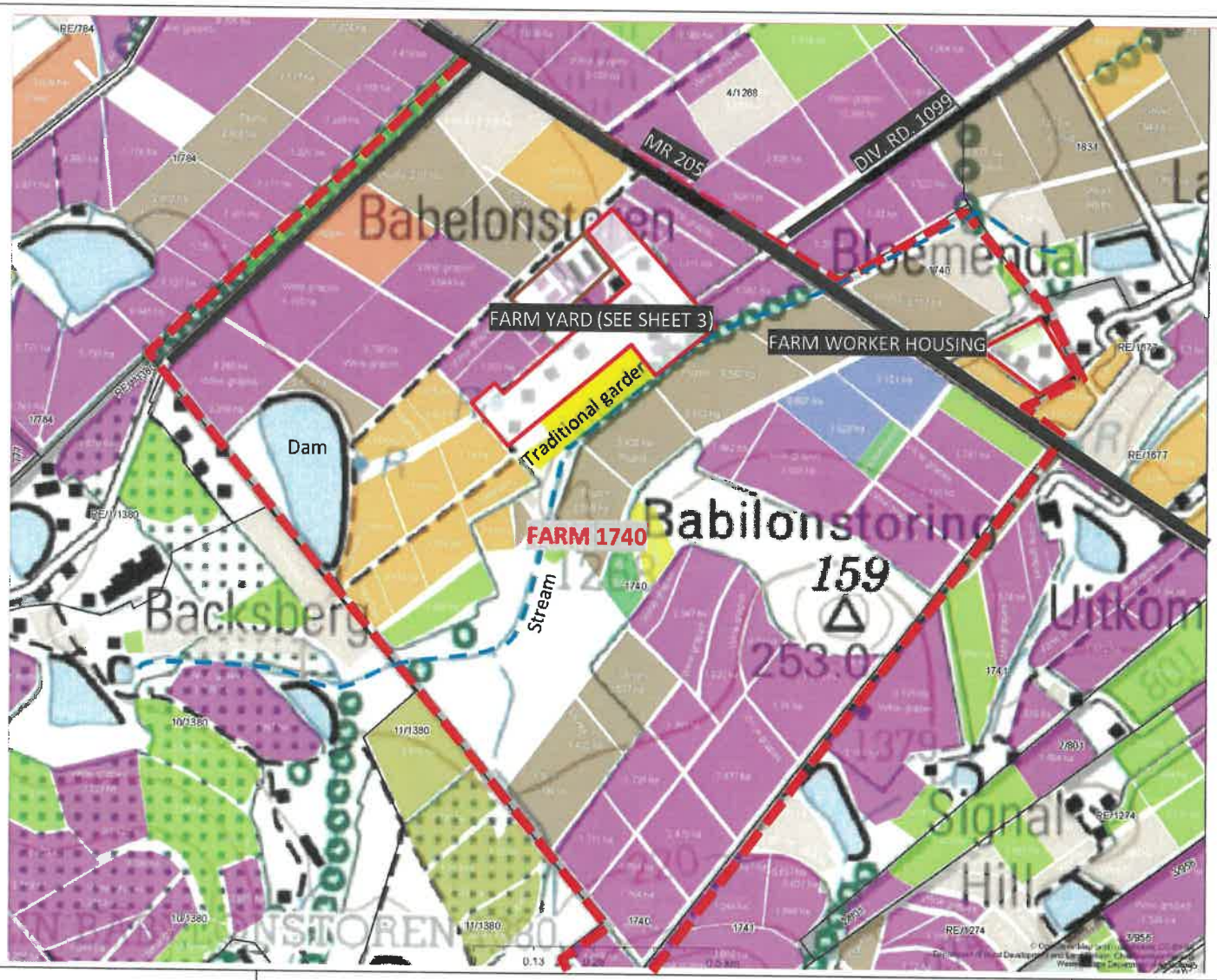
Scale 1 : 10 000

WILLIE STEYN
Tch. Pln (B/8074/1998)
LAND USE PLANNER
082 757 2449

FARM 1740 PAARL
SITE DEVELOPMENT PLAN
(SHEET 1: BOUNDARY DESCRIPTION)

Ref.	Base Info
BK12	SG
Date	**Scale**
6/7/2026	NTS

N



AGRICULTURAL UTILISATION

- Citrus fruits
- Grains and mixed
- Grapes
- Nuts
- Planted pastures
- Pome fruit
- Stone fruit
- Sub tropical fruit and other
- Tree fruit - other
- Other crops

FARM WORKER HOUSING LAYOUT



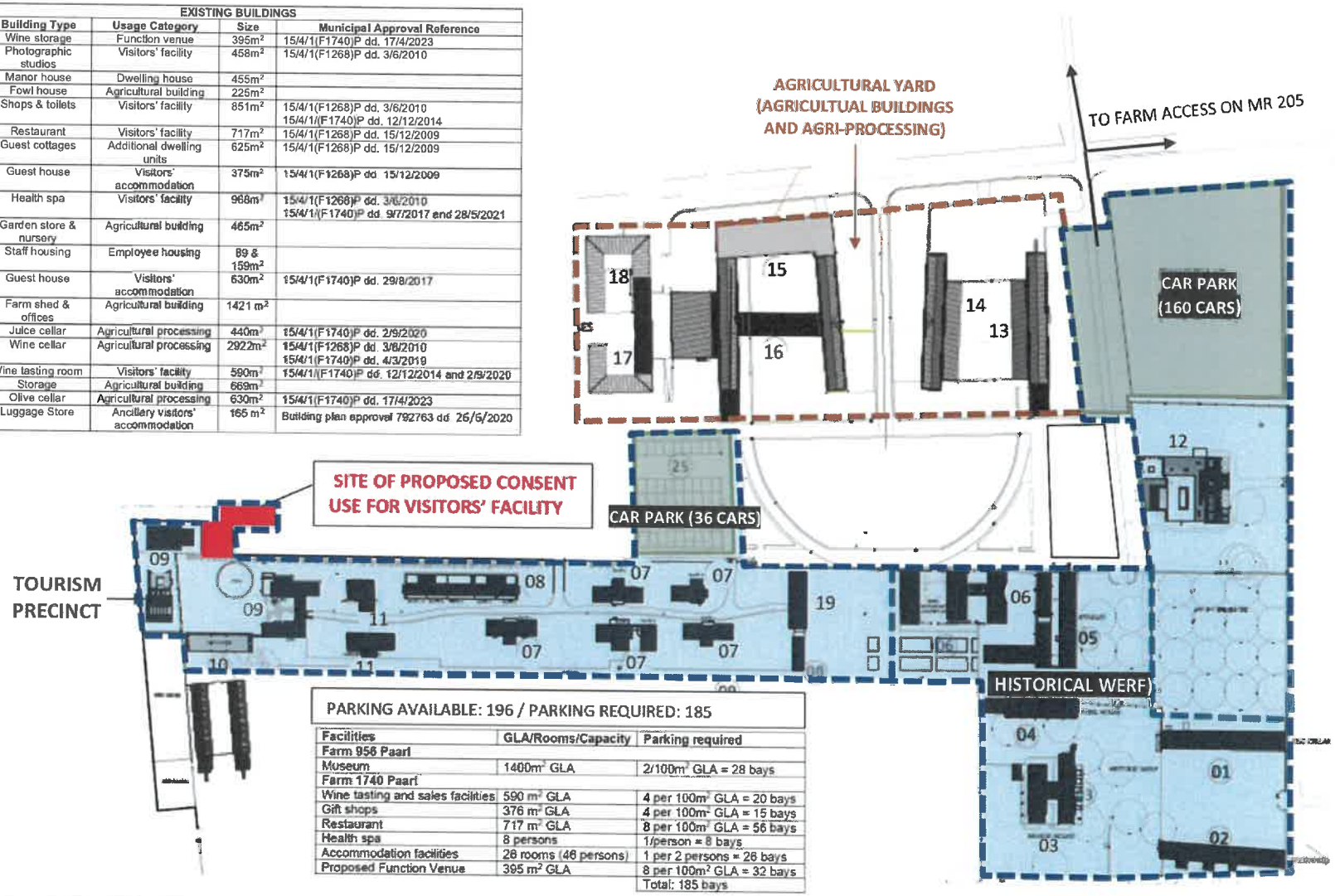
WILLIE STEYN
Tch. Pln (B/8074/1998)
LAND USE PLANNER
082 757 2449

FARM 1740 PAARL
SITE DEVELOPMENT PLAN
(SHEET 2: FARM LAYOUT)

Ref.	Base Info
BK12	CFM
Date	Scale
6/7/2026	NTS

N

EXISTING BUILDINGS				
No.	Building Type	Usage Category	Size	Municipal Approval Reference
01	Wine storage	Function venue	395m²	15/4/1(F1740)P dd. 17/4/2023
02	Photographic studios	Visitors' facility	458m²	15/4/1(F1268)P dd. 3/6/2010
03	Manor house	Dwelling house	455m²	
04	Fowl house	Agricultural building	225m²	
05	Shops & toilets	Visitors' facility	851m²	15/4/1(F1268)P dd. 3/6/2010 15/4/1/(F1740)P dd. 12/12/2014
06	Restaurant	Visitors' facility	717m²	15/4/1(F1268)P dd. 15/12/2009
07	Guest cottages	Additional dwelling units	625m²	15/4/1(F1268)P dd. 15/12/2009
08	Guest house	Visitors' accommodation	375m²	15/4/1(F1268)P dd. 15/12/2009
09	Health spa	Visitors' facility	968m²	15/4/1(F1268)P dd. 3/6/2010 15/4/1(F1740)P dd. 9/7/2017 and 28/5/2021
10	Garden store & nursery	Agricultural building	465m²	
11	Staff housing	Employee housing	89 & 159m²	
12	Guest house	Visitors' accommodation	630m²	15/4/1(F1740)P dd. 29/8/2017
13	Farm shed & offices	Agricultural building	1421 m²	
14	Juice cellar	Agricultural processing	440m²	15/4/1(F1740)P dd. 2/9/2020
15	Wine cellar	Agricultural processing	2922m²	15/4/1(F1268)P dd. 3/6/2010 15/4/1(F1740)P dd. 4/3/2019
16	Wine tasting room	Visitors' facility	590m²	15/4/1(F1740)P dd. 12/12/2014 and 2/9/2020
17	Storage	Agricultural building	669m²	
18	Olive cellar	Agricultural processing	630m²	15/4/1(F1740)P dd. 17/4/2023
19	Luggage Store	Ancillary visitors' accommodation	165 m²	Building plan approval 792763 dd 26/6/2020



PARKING AVAILABLE: 196 / PARKING REQUIRED: 185

Facilities	GLA/Rooms/Capacity	Parking required
Farm 956 Paarl		
Museum	1400m² GLA	2/100m² GLA = 28 bays
Farm 1740 Paarl		
Wine tasting and sales facilities	590 m² GLA	4 per 100m² GLA = 20 bays
Gift shops	376 m² GLA	4 per 100m² GLA = 15 bays
Restaurant	717 m² GLA	8 per 100m² GLA = 56 bays
Health spa	8 persons	1/person = 8 bays
Accommodation facilities	26 rooms (46 persons)	1 per 2 persons = 26 bays
Proposed Function Venue	395 m² GLA	8 per 100m² GLA = 32 bays
		Total: 185 bays

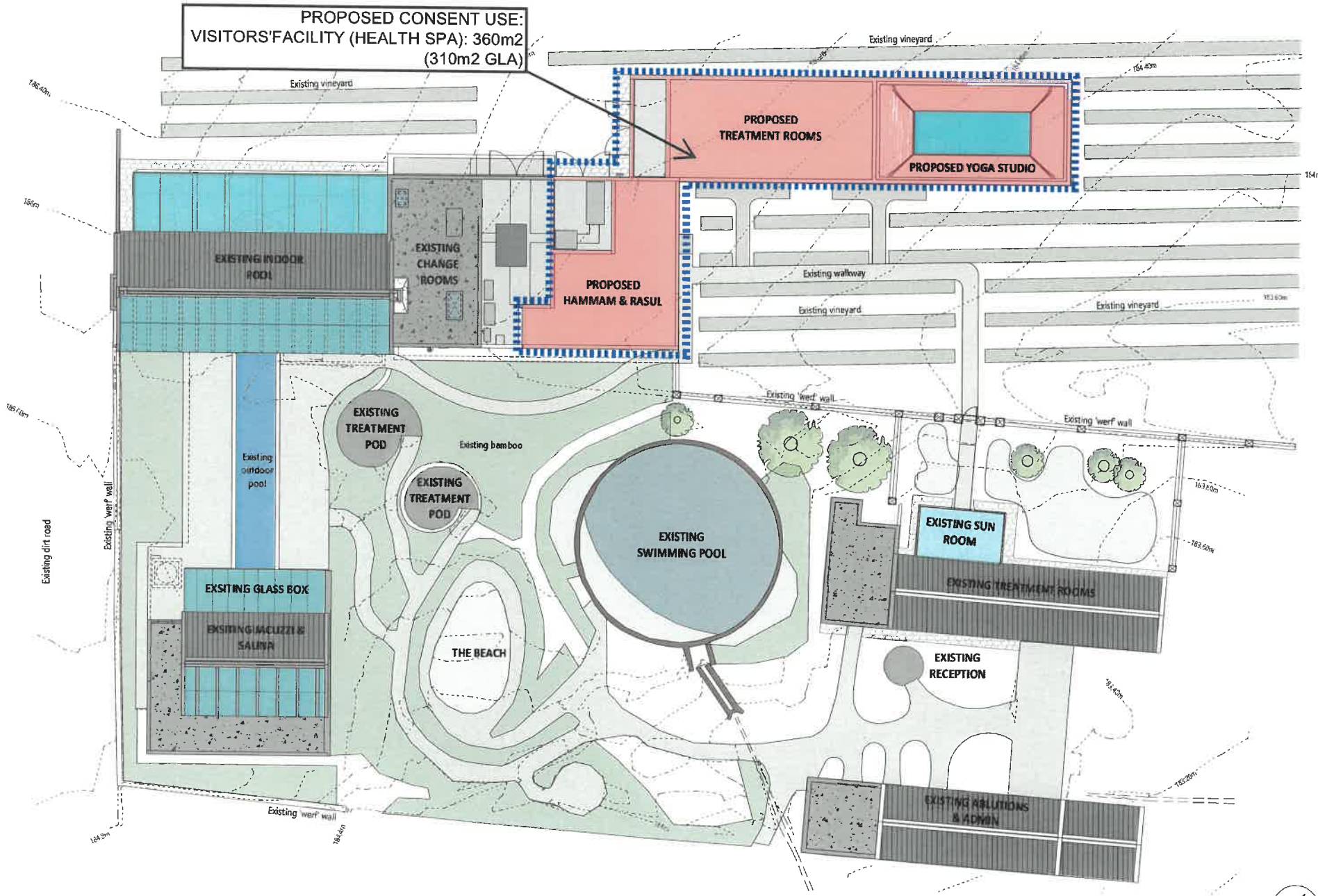
WILLIE STEYN
Tch. Pln (B/8074/1998)
LAND USE PLANNER
082 757 2449

FARM 1740 PAARL
SITE DEVELOPMENT PLAN
(SHEET 3: WERF LAYOUT)

Ref.	Base Info
BK12	MR Architects
Date	Scale
6/7/2026	NTS

N

ANNEXURE C



2026-06-24 Rev.D

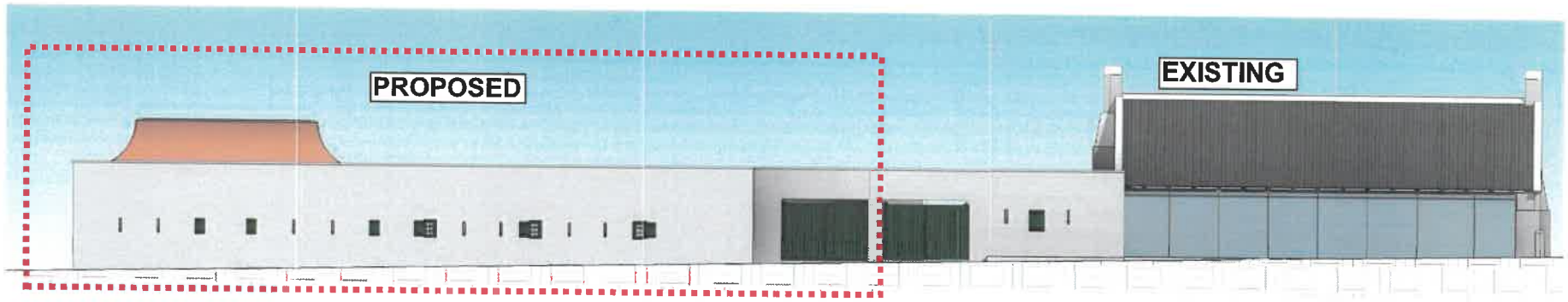
tv3 ARCHITECTS TOWN PLANNERS URBAN DESIGNERS

BABYLONSTOREN SPA
NEW TREATMENT ROOMS & YOGA STUDIO

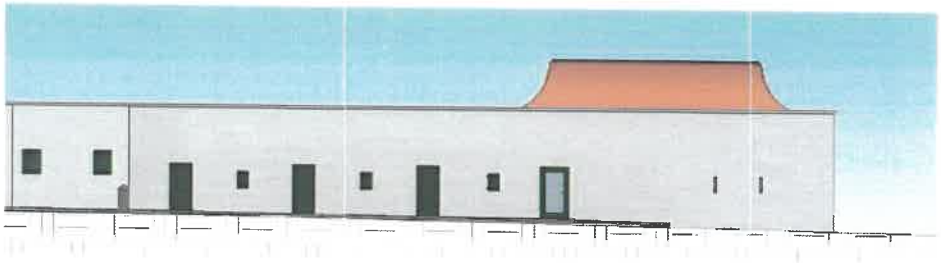
SITE PLAN
1 : 250

4097 - A - 010

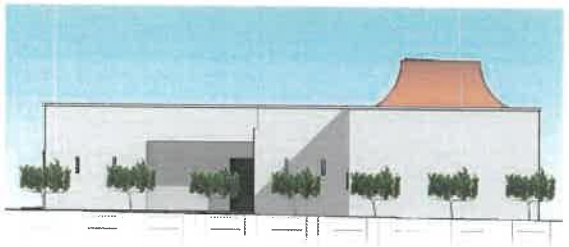
ANNEXURE C



NORTH Elevation
scale 1 : 200



SOUTH Elevation
scale 1 : 200



EAST Elevation
scale 1 : 200

2026-06-24 Rev.F

tv3 ARCHITECTS TOWN PLANNERS URBAN DESIGNERS

BABYLONSTOREN SPA
NEW TREATMENT ROOMS & YOGA STUDIO

ELEVATIONS
1 : 200

4097 - A - 030

ANNEXURE C

ANNEXURE D

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Civic Centre, Berg River Boulevard, Paarl 7647

Memo

To:	EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE **(ATTENTION: E. CYSTER)**
From:	EXECUTIVE DIRECTOR: ENGINEERING SERVICES
Enquiries:	LH. SMITH
Collaborator number:	**2348659**
Reference number:	**15/4/1 (F1740) P (2200)**
Date:	08 April 2026
Subject:	**APPLICATION FOR CONSENT USE FOR VISITORS PARKING FACILITY AND DEPARTURE OF FARM 1740, PAARL**

These conditions will be subject to review by the Engineering Services Department upon receipt of Civil and/or building plans for approval. This may require all the studies carried out for the proposed development to be updated and revised accordingly, which shall include compliance with the latest legislation, amended legislation, latest or amended standards and revised master planning.

The aforementioned is based on the possibility of changes in the physical environment in respect of engineering infrastructure between date of issuing of conditions and actual building/construction being imminent, which may impact on available relevant infrastructure capacities as at time of initial issuing of conditions.

NOTE: This comment covers a number of disciplines and each section needs to be dealt with by a competent specialist in that field co-ordinated by the consultant managing the application. No correspondence will be entered into with individual consultants.

THE FOLLOWING CONDITIONS WILL APPLY

1 STREETS & TRAFFIC

1.1 Any new roads/streets and accesses will be the responsibility of the developer, including all internal and bulk connectors;

1.2 ***As access is off a proclaimed main road, comments from the Provincial Roads Engineer is required; and***

1.3 Any alterations to the existing road network will be the responsibility of the developer which includes design, approval and construction of any additional traffic control and or traffic calming measures.

2 STORM WATER

2.1 Any new storm water networks will be the responsibility of the developer, including all internal and bulk connectors;

2.2 Pollution control measures to mitigate chemical and solid pollution must be provided at inlet and outlet structures as may be relevant;

2.3 Contaminated run-off (washing water, storm water, etc) must be disposed of in such a manner so as not to cause any pollution to surface, ground water or create a nuisance;

2.4 Any organic waste (manure, compost, etc.) must be stored in such a way so that between removals there shall be no chance of polluted storm water run-off taking place, especially during the rainy season; and

2.5 Provision must be made for an effective rainwater harvesting system to be planned and designed for all roof water. The volume of the storage facilities should be based on $0.02m^3/m^2$ roof area.

3 WATER

3.1 All potable water supplied to consumers on the farm shall comply with SANS 241 as amended. Proof of compliance test no older than 6 months must be available on request. All testing must be done by an accredited service provider;

3.2 ***The developer will be required to connect to future Drakenstein Municipal networks when it is provided;***

3.3 All buildings must be provided with separate water meters to municipal specifications;

3.4 ***Water services intermediary agreement to be entered into with Drakenstein Municipality;***

3.5 ***Farm owners are regarded as water services intermediaries and are responsible for the provision of at least basic water and sanitation services to people living on the farm;***

3.6 ***Any abstraction from any natural water source on the property must be metered (type of meter to be confirmed by Department of Water and Sanitation);***

3.7 Water saving devices shall be installed in toilets, bathrooms and basins; and

3.8 Any existing system that is to remain shall be upgraded to minimum municipal standards.

4 WASTEWATER SERVICES

4.1 The developer shall be responsible to adhere to all conditions in terms of the Drakenstein Municipality, Water Services By-law (2014);

4.2 No new septic tanks allowed, all old/existing septic tank and soakaway systems must comply with the Water Research Commissions Report TT 114/99. No conservancy tank will be allowed within 100m of the 1:50 year flood line;

4.3 The municipality cannot guarantee a tanker service at all times and the owner remains responsible for the servicing of the conservancy tank. Any private company used must be registered with the Municipality and must provide the owner of an invoice for services rendered. All invoices must be submitted on a monthly basis to the Waste Water Services section as proof of compliance;)

4.4 ***The developer will be required to connect to future Drakenstein Municipal networks when it is provided; and***

4.5 Any existing system that is to remain shall be upgraded to minimum municipal standards.

5 SOLID WASTE

5.1 All solid waste disposal shall comply with, the National Environmental Management Waste Act 59 of 2008. Proof of compliance must be available on request;

5.2 A waste recovery/recycling initiative has been implemented in Drakenstein and the development will have to be prepared to comply with any requirements as the project is rolled out; and

5.3 The Developer shall indemnify the Municipality from any damages caused as a result in rendering the refuse removal service; and

5.4 ***The developer shall submit an Integrated Solid Waste Management Plan for approval by the department before the completion of the civil/building works.***

6 DEVELOPMENT CHARGES

6.1 Based on the information provided in the application, Development Charges are payable by the developer. Development Charges will be calculated when a more detailed SDP is submitted.

7 GENERAL

7.1 The developer is responsible for the payment of a Developers Charge (water, sewer, stormwater, solid waste and roads) which can be discounted against the bulk service cost needed for the development;

7.2 The developer is responsible for the funding of all connections to the bulk services and all internal works;

7.3 All of the works, including but not limited to; roads, stormwater, water, sewers, landscaping, irrigation, etc. shall be designed by a suitably registered (ECSA registration for the civil works and SACLAP registration for the landscaping) person and any such works shall be constructed under supervision of such registered person. All such design plans shall be submitted to the Civil Engineering Services Department of Drakenstein Municipality for approval prior to the commencement of construction;

7.4 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;

7.5 The above conditions are to be complied with in stages.

7.5.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;

7.5.2 Requirements associated with the completion of construction, development charges, as-built drawings, maintenance management plans, agreements, etc. These will be complied with prior to the transfer of any subdivided erf within the development property or occupation of any property/building in the phase; and

7.5.3 Proof of compliance for the requirements associated with long term operations must be available on request.

LH Smith

SENIOR MANAGER: INFRASTRUCTURE MANAGEMENT

I:\INFRASTRUCTURE MANAGEMENT\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2026\Comments\Farm 1740, Paarl - APPLICATION FOR CONSENT USE FOR VISITORS FACILTY AND LAND USE DEPARTURE.docx

LHS/ss

ANNEXURE E

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Civic Centre, Berg River Boulevard, Paarl 7647

Memo

To:	Senior Manager: Land Development Management For attention: H Strijdom/C van der Bank/E Cyster
From:	Manager: Planning and Customer Services
Enquiries:	L Laing
Reference number:	8/2/5_1740_0
Date:	15 August 2026
Subject:	**APPLICATION FOR PROPOSED VISITORS' FACILITY AND LAND USE DEPARTURE, ERF 1740/0, PAARL**

Time Limit on Conditions: These conditions will be limited to a period of one (1) year from the date as on the covering memo from this department. After this period a re-application must be submitted for approval by this department.

1. INFORMATION REQUIRED/OUTSTANDING

   1.1. None.

2. THE FOLLOWING CONDITIONS WILL APPLY

   2.1. Only one service cable connection per erf is allowed.
   2.2. No trees or any type of structures may be erected under or near any new or existing electrical infrastructure. Minimum distance from existing 11kV overhead line is 8m measured from the outer conductor horizontally.
   2.3. All electrical equipment shall comply with Drakenstein Municipality standards and have twenty-four-hour access for maintenance purposes.
   2.4. The developer will be responsible for all cost in the case where he or she request any infrastructure situated in the road reserve to be moved or relocated to new proposed positions.
   2.5. The developer is required to include measures to improve energy efficiency for any additional load requirement to the existing electrical supply.
   2.6. It may be requested to register service servitudes where existing and or new infrastructure will or have been installed.
   2.7. A service level agreement between the municipality and the owner or developer of above-mentioned erf must be arrange at Electro-Technical Engineering Department (Planning and Design Section - Chief Engineering Technician) for any additional load requirement.

3. GENERAL

3.1. NRS069 Network recovery cost will apply for any additional load requirement and will be calculated according to the following as indicated in approved tariffs: **R5,933.48 per kVA (V.A.T. excluded)**. The cost as mentioned above is valid until 30 June 2027 and will escalate thereafter for each upcoming financial year which is between 1 July and 30 June.

3.2. The developer will be responsible to carry all cost of the electrical installation.

3.3. All upgrade and service costs must be paid at the finance section in cash before any service connection may be rendered.

3.4. A private registered electrical installation electrician shall be used to do all installations and alterations according to SANS 10142, Occupational Health and Safety Act (Act 85 of 1993) and Drakenstein Municipal by-laws prior to the development.

3.5. A certificate of compliance and occupational certificate must be handed over to the Electro-Technical Engineering Department (Service section) on the day the service is rendered or as the case may be.

3.6. The Manager: Planning and Customer Services with reference to the services and conditions has no objection to this application.

Yours faithfully



L LAING
SENIOR MANAGER: ELECTRO-TECHNICAL ENGINEERING
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ANNEXURE F

DRAKENSTEIN
MUNISIPALITEIT • MUNICIPALITY • UMASIPALA
Paarl | Wellington | Gouda | Saron | Simondium

+27 21 807 4500 +27 21 872 8054
www.drakenstein.gov.za
registry@drakenstein.gov.za
Civic Centre, Berg River Boulevard, Paarl 7646

Memo

To:	**MANAGER: LAND USE PLANNING & SURVEYING (ATTENTION: E. CYSTER)**
From:	**MANAGER: ENVIRONMENTAL MANAGEMENT**
Enquiries:	**C WINTER**
Collaborator number:	**2359435**
Reference number:	**15/4/1(F1740)P**
Date:	**13 MARCH 2026**
Subject:	**CONSENT USE AND DEPARTURE: FARM 1740, PAARL**

Application is made for:

1. Consent use to extend an existing visitors' facility (health spa) of 968m^2 by 290m^2; and
2. A Departure from the maximum total permissible floor area of 1500m^2 for visitors' facilities and visitors' accommodation on the property.

It is understood from the motivational report that the aim of the application is to extend the recreational facilities available to the visitors on the farm and not extend the facilities for overnight accommodation itself.

The onus remains on the applicant to ensure that the proposal is in line with the existing Environmental Authorisation for the visitors' facilities.

The Environmental Management Section has no objection to the proposed development.

Cindy Winter
Digitally signed by Cindy Winter
Date: 2026.03.13 23:30:58 +02'00'

.....

C. WINTER
MANAGER: ENVIRONMENTAL MANAGEMENT

ANNEXURE H

Western Cape Government

Department of Infrastructure
Vanessa Stoffels
Chief Directorate: Road Planning
Vanessa.Stoffels@westerncape.gov.za | Tel: 021 483 4669

Ref: DOI/CFS/RN/LU/REZ/SUB-10/33 (Application No: 2026-02-0035)

The Municipal Manager
Drakenstein Municipality
PO Box 1
PAARL
7599

Attention: Mr J Daniels

Dear Sir

FARM NO. 1740, PAARL: MAIN ROAD 205: APPLICATION FOR CONSENT USE FOR VISITORS' FACILITY AND DEPARTURE

1. The application received on 27 January 2026 from Willie Steyn Planners refers.

2. The application is for the following:

2.1. Consent use to extend an existing visitors' facility (health spa) of 968 m² on Farm 1740 Paarl by 290 m² floor area on a site of 370 m²; and

2.2. A departure from the maximum total permissible floor area of 1500 m² for visitors' facilities and visitors' accommodation on the property.

3. It is noted that the existing farm access is located opposite the intersection of Divisional Road 1099 with Main Road 205 (MR00205), and was previously approved by this Department for use by the existing tourist facilities on the property under reference 13/3/5/2-10/2 (Task 17012) dated 3 September 2009. The said access also has a right-turn lane on Main Road 205.

4. The proposed development site is situated approximately 620 metres from Main Road 205 and therefore falls outside the 95-metre building restriction zone applicable in terms of the title deed conditions and Act 21 of 1940.

5. In terms of Land Use Planning Act, No. 3 of 2014, the Branch has no objection to the application.

Yours Sincerely

DD FORTUIN
***For* DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH**
DATE: 11 MARCH 2026

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: TechnicalPaarl.DRE@westerncape.gov.za

4. Mr R Arendse (e-mail)

5. Mr F Fakier (e-mail)

6. Mr D Fortuin (e-mail)