



Enquiries: Jason Daniels  
Contact number: 021 807 4581  
Reference: 15/4/1 (F703/2) P  
Date: 9 June 2026

JD/HK

David Hellig and Abrahamse  
Professional Land Surveyors  
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7622

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Dear Sir

## APPLICATION FOR CONSENT USE: FARM 703 PORTION 2 PAARL DIVISION (BELAIR PAVILION)

Your application dated 1 June 2026 (Collaborator reference 2272116) refers.

1. **Approval** is hereby granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for a consent use on Farm 703/2 Paarl Division, in order to accommodate twelve (12) additional guest suites to the existing five (5) for visitors' accommodation, as indicated on the Consent Use Plan drawn by David Hellig & Abrahamse Land Surveyors, Plan No. 20, File No. P1447/77(8), dated May 2025 (**See Annexure B**);
  - 1.1 Increasing the Visitor's Facility (combined wedding and events venue) footprint by  $\pm 27\text{m}^2$  from  $\pm 673\text{m}^2$  to  $\pm 700\text{m}^2$  for the Function Venue, as indicated on the Consent Use Plan drawn by David Hellig & Abrahamse Land Surveyors, Plan No. 20, File No. P1447/77(8), dated May 2025 (**See Annexure B**), is hereby accepted and supported;
  - 1.2 Conversion of existing buildings for uses ancillary to both the Function Venue and Guest Accommodation, measuring  $\pm 238\text{m}^2$  in extent in respect of staff quarters, entertainment room, laundry, storage and reception area, as indicated on the Consent Use Plan drawn by David Hellig & Abrahamse Land Surveyors, Plan No. 20, File No. P1447/77(8), dated May 2025 (**See Annexure B**), is hereby accepted and supported;
2. That the approval mentioned in Paragraph 1 above, is 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 with reference 15/4/1 (F302/5) P (2608) dated 27 May 2026 (See Annexure D);
  - 2.2 Adherence to the conditions laid down by the Drakenstein Municipality: Electrical Engineering Services Division in its memorandum with reference 8/2/5\_703\_2 dated November 2025 (See Annexure E);
  - 2.3 This approval applies only to the application in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements;
  - 2.4 No new buildings or boundary walls be erected or existing structure altered without the approval of building plans by Council;
  - 2.5 The development takes place largely in accordance with the consent use plan (See Annexure B);
  - 2.6 Energy-saving devices as are contained in the Drakenstein Municipality's Green Building Manual be made of as far as possible;
  - 2.7 That the applicant institute water conservation measures 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 further amendments to the application be subject to the relevant approval;
  - 2.9 Should the applicant fail to comply with the any of the above-mentioned conditions, Council reserves the right to impose further conditions in future if deemed necessary or even revoke the approval;
3. The following be regarded as the reasons for the decision:
- 3.1 The proposal is merely for an addition twelve (12) guest suites to the existing five (5) which increases the permissible threshold for visitors' accommodation on the farmstead;
  - 3.2 The addition to the Function Venue building ( $\pm 27\text{m}^2$ ) is regarded as being negligible;
  - 3.3 The conversion to support the Function Venue and Guest House is regarded as a necessary and integral component of the whole development;
  - 3.4 No new buildings are being proposed;
  - 3.5 The proposal promotes land use that are spatially compact and recourse frugal;

- 3.6 The proposal is not expected to detract from the character of the area, as the existing structures will be retained with conversion of certain built structures, which can be accommodated on the farmstead;
- 3.7 The proposal is not expected to have a significant negative impact on the existing surrounding built and natural environment;
- 3.8 The proposal is not expected to negatively impact on the health, safety and well-being of the surrounding community;
- 3.9 No objections were received during the public participation and stakeholder engagement process;
- 3.10 All relevant internal and external departments consented to the proposal subject to certain conditions, save for the comment lodged by the Department of Agriculture, but it has however no bearing on the application at hand; and
- 3.11 The proposal is in line with the Drakenstein Spatial Development Framework (DSDF), as well as other forward planning policies and frameworks.

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)**, including the Western Cape Department of Agriculture: Land Use Management (Cor Van Der Walt, [Cor.VanderWalt@westerncape.gov.za](mailto:Cor.VanderWalt@westerncape.gov.za)) 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](mailto:customercare@drakenstein.gov.za)

Yours faithfully



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**H.G STRIJDOM (PR. PLN A/1058/1998)**  
**MANAGER: LAND DEVELOPMENT AND MANAGEMENT**