



DRAKENSTEIN

MUNISIPALITEIT • MUNICIPALITY • UMASIPALA

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Civic Centre, Berg River Boulevard, Paarl 7646

Enquiries: E Cyster
Contact number: 021-8074770
Reference: 15/4/1(1558/1) P
Date: 31 October 2025

EC/JA

Messrs David Hellig and Abrahamse
Professional Land Surveyors
PO Box 18
PAARL
7622

DAVID@dhaa.co.za

Sir

CONSENT USE AND TECHNICAL APPROVAL IN RESPECT OF FARM 1558/1, DENNEBOOM ROAD, PAARL.

Your above-mentioned application (Collaborator Reference 2235689) refers.

1. **Provisional approval** has been granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the following:
 - 1.1 **Consent use for a Tourist Facility** to accommodate a **Function Venue and Conference Facility (>1500m²)** with ancillary uses for **250 guests**, as indicated on the Site Development Plans drawn by Jones Designs (Drawing Number: A103 Rev 7) dated 23/12/24, (**Annexure B**);
 - 1.2 **Technical approval for Restaurant (±600m) and Farm Shop (±160m²) for 350 guests, operating Tuesday to Sunday, 09:00–23:30**, as indicated on the Site Development Plans drawn by Jones Designs (Drawing Number: A103 Rev 7) dated 23/12/24, (**Annexure B**); and
 - 1.3 In terms of Section 13 of the Drakenstein Zoning Scheme Bylaw, 2018, the Technical Approval in respect of the proposed **Place of Instruction** be **refused**.
2. The approval mentioned in Paragraph 1.1 and 1.3 above be subject to the following conditions, laid down in terms of Section 13(2)(h) of the Drakenstein Zoning Scheme Bylaw, 2018:
 - 2.1 Adherence to the conditions set by the Western Cape Government: Department of Transport and Public Works as set out in its letter (Reference TPW/CFS/RP/LUD/REZ/SUB-10/477 (Job 29341) dated 19 March 2024, (**Annexure H**);

- 2.2 Adherence to the conditions set by the Western Cape Government: Department of Agriculture as set out in its letter (Reference 20/9/2/5/4/1261) dated 2024/06/03, (Annexure I);

3. The following be regarded as the reasons for the decision:

- 3.1 The proposed application seeks to utilise the existing built structure and infrastructure in their current positions to accommodate the proposed uses, with only minor additions and alterations where necessary.
- 3.2 The development remains compatible in scale, character, and intensity with surrounding land uses and is not anticipated to detract from the visual or rural-residential qualities of the area.
- 3.3 The proposed land use aligns with the principles of sustainable development by promoting economic diversification and local tourism opportunities within an already developed property.
- 3.4 The proposed contributes to local economic activity and job creation opportunities without compromising the amenity of adjacent landowners.
- 3.5 No significant adverse environmental, or service-related impacts are anticipated as the proposal relies primarily on existing infrastructure and operations of a small-scale nature.
- 3.6 All relevant internal and external departments reviewed the application and indicated their support, subject to standard conditions of approval.
- 3.7 The proposal is consistent with the Drakenstein Spatial Development Framework and aligns with the long-term spatial vision of promoting appropriate infill development and rural tourism initiatives.
- 3.8 No objections or concerns were raised during the statutory public participation process, indicating general community support or acceptance of the proposal.
- 3.9 The objection from Western Cape Department of Agriculture (Land Use Management) was considered and the proposed Place of Instruction on cultivated agricultural land located outside the urban edge cannot be supported and reasons *being as follows*:
- 3.9.1 The training of staff (proposed Place of Instruction) can appropriately take place within areas situated inside the urban edge, where such land uses are more compatible and supported by existing infrastructure.

- 3.9.2 The proposed use is more suitably located within an urban environment, rather than within an area zoned for agriculture.
- 3.9.3 Approval of this application may create an undesirable precedent for the introduction of additional non-agricultural land uses in the rural area.
- 3.9.4 There is no demonstrated need or justification to locate this facility outside the urban edge.
- 3.9.5 The proposed use is not directly related to, nor supportive of, agricultural activities on the property.
- 3.9.6 The on-site training of staff however does not require a planning application

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

DEVELOPMENT CALCULATIONS	
SITE AREA	: 17,452.94
EXISTING BUILDINGS	
IDWELLING	: 366.04
WHERRY	: 53.00
STONEWORKSHOP	: 223.00
TOTAL	: 978.04

NEW BUILDINGS

1. MAIN DWELLING	1467 m ²
2. CONFERENCE FACILITY	294 m ²
3. WINE PRODUCTION	2230 m ²
4. STAFF ACCOMMODATION	1850 m ²
5. RESTAURANT	800 m ²
6. STAFF TRAINING FACILITY	500 m ²
7. FUNCTION VENUE	3000 m ²
8. SECURITY	4100 m ²
9. PARKING AREA	15400 m ²
10. RAMP STORAGE AREA	1200 m ²
11. RAMP STORAGE AREA	1200 m ²
12. EXISTING STORAGE	3500 m ²
13. EXISTING STORAGE	3500 m ²
14. PAIRL SHOPS	2500 m ²
TOTAL DEVELOPMENT AREA :	67596 m ²

TOTAL DEVELOPMENT AREA: 6789m²

Case
Bayview Property Investments
100 (Pty) Ltd
Jones Designs
architectural rubber/stainless
steel signs
Product
LE PUT

Projet
LE FUT

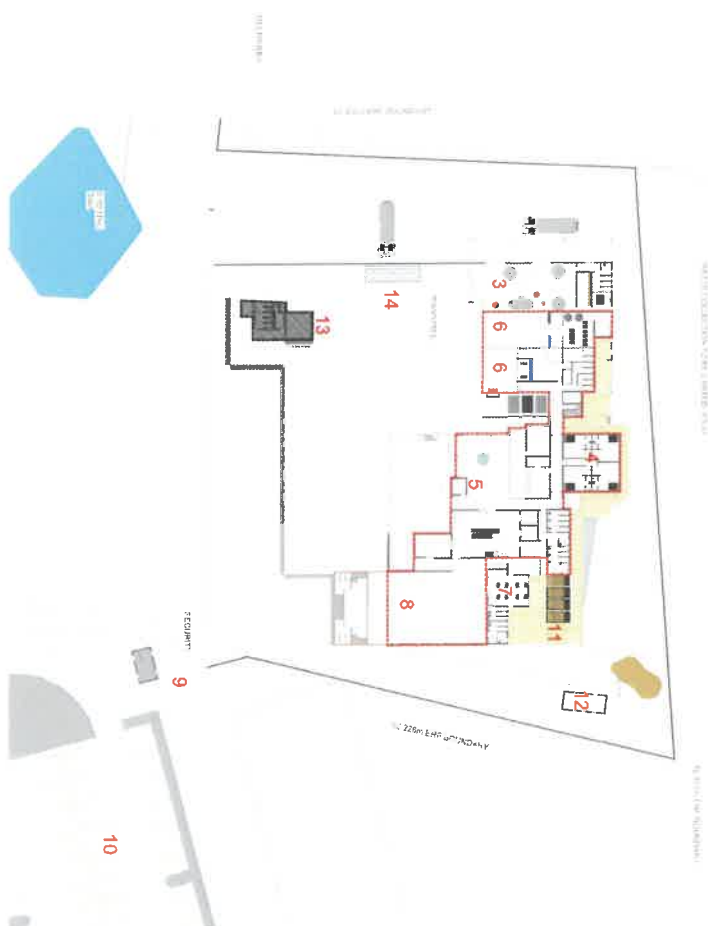
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Unmarried

Age	Sex	Weight
10	Male	100
10	Female	90
10	Male	110
10	Female	105
10	Male	120
10	Female	115
10	Male	130
10	Female	125
10	Male	140
10	Female	135
10	Male	150
10	Female	145
10	Male	160
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10	Male	260
10	Female	255
10	Male	270
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10	Male	710
10	Female	705
10	Male	720
10	Female	715
10	Male	730
10	Female	725
10	Male	740
10	Female	735
10	Male	750

Author	Page
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ANNEXURE B 1



1 SITE DEVELOPMENT PLAN INSET
1 : 300



FIRST FLOOR INSET PLAN

ANNEXURE H



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

Ref: TPW/CFS/RP/LUD/REZ/SUB-10/477 (Job 29341)

The Municipal Manager
Drakenstein Municipality
PO Box 1
Main Street
PAARL
7622

Attention: Mrs C van der Bank

Dear Madam

**REMAINDER FARM NO. 1558, PORTION 1 OF FARM NO. 1558, PAARL: DIVISIONAL ROAD 1113:
APPLICATION FOR CONSOLIDATION, SUBDIVISION, REGISTRATION OF SERVITUDES, CONSENT
USE AND TECHNICAL APPROVAL**

1. The following refer:
 - 1.1. The application received from Messrs David Hellig & Abrahamse dated 15 January 2024; and
 - 1.2. Traffic Impact Assessment by Ms L Stodart dated April 2022 TV3 Architects dated 17 November 2022;
2. The subject properties are located in eastern Paarl, and take access off Divisional Road 1113 (DR01113, Denneboom Road) at ±km 0.45 (RHS) and ±km 0.62 (RHS).
3. This application is for the following:
 - 3.1. Consolidation, Subdivision, and registration of servitudes as shown on Plan numbers 3Rev1, 4-inset dated November 2023.
 - 3.2. Consent Use and Technical approval for:
 - 3.2.1. A place of instruction (250m²)
 - 3.2.2. Conference Venue (1200m²)
 - 3.2.3. Function Venue (550m²)
 - 3.2.4. Visitors facilities (second dwelling) (260m²)
 - 3.2.5. Farm Shop (250m²)

4. The Traffic Impact Assessment recommended that the existing access at $\pm$ km 0.62 (RHS) off DR1113 be closed due to insufficient shoulder sight distance and that a new shared access be created between Portion 1 of farm No 1558 and Remainder Farm No. 1558 at $\pm$ km 0.45 (RHS) off DR1113.
5. The Branch emphasises that only a single access may front onto DR1113. The access must serve a common driveway off which both subject properties will take access. It is recommended that the Applicant seeks guidance from his Traffic Engineer in respect of the geometry of the internal access arrangements.
6. 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:
 - 6.1. The access at $\pm$ km 0.62 (RHS) off DR1113 be permanently closed, fence reinstated and the verge restored to its natural state;
 - 6.2. That a new shared Main Farm Access be created $\pm$ km 0.45 (RHS) off DR1113 to serve both subject properties, which must be hard-surfaced and built according to the attached standard; and
 - 6.3. The Applicant must obtain authorisation from the Paarl District Roads Engineer – Mr Elroy Smith (Elroy.smith@westerncape.gov.za), prior to constructing the access or construction of any changes to DR1113 infrastructure.

Yours Sincerely



SW CARSTENS

For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE

DATE: 19 MARCH 2024

ENDORSEMENTS

1. Drakenstein Municipality

Attention: Ms C van der Bank (email: Comelia.vanderBank@drakenstein.gov.za)

Mr L Smith (email: Lawrence.smith@drakenstein.gov.za)

2. Consultant: David Hellig & Abrahamse

Attention: Mr D Hellig (e-mail: david@dhaa.co.za)

3. District Roads Engineer

Paarl

4. Mr E Smith (e-mail)

5. Mr S Carstens (e-mail)

6. Mr F Fakier (e-mail)



ANNEXURE I



**Western Cape
Government**

Cor Van Der Walt
LandUse Management
Email: Cor.VanderWalt@westerncape.gov.za
tel: +27 21 808 5099 fax: +27 21 808 5092

OUR REFERENCE : 20/9/2/5/4/1261
YOUR REFERENCE : P3696/22(2)
ENQUIRIES : Cor van der Walt

David Hellig Professional Land Surveyors
PO Box 18
PAARL
7622

Att: David Hellig

PROPOSED CONSENT USE AND TECHNICAL APPROVAL: DIVISION PAARL PORTION 1 OF THE FARM NO 1558

Your email of 11 April 2024 has reference.

The proposed place of instruction is not supported, as it must be accommodated within the urban area. The utilization of the existing structures for alternative purposes with the erection of new primary rights on cultivated land is not supported.

Please note:

- Kindly quote the above-mentioned reference number in any future correspondence in respect of the application.
- The Department reserves the right to revise initial comments and request further information based on the information received.

Yours sincerely

Mr. CJ van der Walt

LANDUSE MANAGER: LANDUSE MANAGEMENT

2024-06-03

Copy:

Drakenstein Municipality
PO Box 1
PAARL
7622

