



Enquiries: C v/d Bank  
Contact number: 021-8074832  
Reference: 15/4/1 (11238) P  
Date: 21 May 2026

CB/JA

A Roux Town Planning  
Office B1  
La Concorde Building  
57 Main Street  
Paarl  
7646

Email: andre@rouxplanning.co.za

Dear Sir

**APPLICATION FOR THE APPROVAL OF AMENDED SITE DEVELOPMENT PLAN AND REMOVAL OF A CONDITION OF APPROVAL: ERF 11238 PAARL (REMBRANDT MALL)**

Your above-mentioned application (collaborator 2330352) refers.

1. **Approval** has been granted in terms of Section 60(1)(a) of the Bylaw on Municipal Land Use Planning, 2018, for the following amendment of the conditions of approval dated 22 February 2019 as follows:
  - 1.1 The removal of a restrictive access condition at the Berg River Street and Lady Grey intersection;
  - 1.2 The approval of an amended Site Development Plan for Erf 11238 Paarl, (drawn by MBK Architects, drawing number 0002 Revision E) (**Annexure C**).
2. The approvals mentioned in the above paragraph 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 set by the Drakenstein Municipality: Civil Engineering Services Division as set out in its memorandum 15/4/1 (11238)P (89) dated 21 April 2026, (**Annexure F**);
  - 2.2 The property owner shall be responsible for the cost for the signalisation the Lady Grey Street/ Berg River Street intersection as well as any alterations to the existing road network, including the design, approval, and construction additional traffic control and or traffic calming measures.

- 2.3 The above condition must be complied with to the satisfaction of the Civil Engineering Services Department prior the affected access being used for vehicle entrances or exit other than emergency vehicles.
  - 2.4 Prior to the approval of building plans, the applicant is required to submit a detailed landscaping and landscape maintenance plan for approval.
  - 2.5 Prior to the issuing of a occupancy certificate, the applicant is required to provide proof that the landscape plan has been implemented.
  - 2.6 Should the applicant fail to comply with the any of the above-mentioned conditions of approval, the Council reserves the right to impose further conditions in future if deemed necessary.
3. The following shall be regarded as the reasons for the decision:
- 3.1 A transparent and fair process was followed in processing the application in accordance with the Land Use Planning Bylaw, 2018.
  - 3.2 The application was circulated to the relevant internal departments and no objections were received against the application.
  - 3.3 The proposal conforms to the Spatial Planning Principles, SDF, and policies for the area. No new or non-permissible land uses are introduced and the application only deals with a restrictive access condition.
  - 3.4 The proposed amendment and updated Site Development Plan are compliant with all applicable zoning parameters and development controls.
  - 3.5 The surrounding area will benefit from better accessibility and local traffic circulation, as a result of the proposed signalisation of the Lady Grey Street / Berg River Street intersection. The proposal can therefore be considered as a desirable development from a land development management point of view.

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 from the date of registration of the letter.

This 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 public participation process of their right of appeal – proof of notification must be provided. The appeal procedures are set out in Section 80 of the above-mentioned Bylaw (attached).

All approvals should be lodged to the City Manager of Drakenstein Municipality, PO Box 1, Paarl. 7622  
or at [customercare @ drakenstein.gov.za](mailto:customercare@drakenstein.gov.za).

Yours faithfully



---

**H. G. STRIJDOM**  
**SENIOR MANAGER: LAND DEVELOPMENT MANAGEMENT**

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](mailto:customercare@drakenstein.gov.za) and Henk Strijdom, [henks@drakenstein.gov.za](mailto:henks@drakenstein.gov.za)



# Memo

<b>To:</b>	EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICES (ATTENTION: C. VAN DER BANK)
<b>From:</b>	EXECUTIVE DIRECTOR: ENGINEERING SERVICES
<b>Enquiries:</b>	LH. SMITH
<b>Collaborator number:</b>	2330352
<b>Reference number:</b>	15/4/1 (11238) P (2403)
<b>Date:</b>	21 April 2026
<b>Subject:</b>	APPLICATION FOR APPROVAL OF AMENDMENT OF SDP AND REMOVAL OF A CONDITION OF APPROVAL, ERF 11238, 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 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;
- 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 as detailed in the Traffic Impact Assessment (TIA) of ITS dated 16 September 2025; and*

**1.4** *The cost for the upgrades as per the abovementioned TIA will be for the applicants account.*

## **2 STORM WATER**

**2.1** No development is allowed within the 1:50 year flood line and any construction within the 1:100 year flood line must be 1m above the 1:100 year flood line.

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

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

**2.4** Only pre-development run-off of a 1:2 year storm event will be accepted into the existing system. Provision must be made to accommodate the detention of run-off for a 1:50 year storm event; 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<sup>3</sup>/m<sup>2</sup> roof area.

## **3 WATER**

**3.1** The existing metered connection shall remain;

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

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

## **4 WASTEWATER SERVICES**

**4.1** A connection manhole must be constructed where the connection point terminates to a maximum depth of 800mm; and

**4.2** All the connections must be installed one meter inside the erf boundary of each portion; and

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

## **5 SOLID WASTE**

**5.1** The Municipality undertakes to remove household refuse in accordance with its by-laws and shall make its own arrangements with the occupants of the property, for the removal of such household refuse;

- 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;
- 5.3 Such collection shall be a kerbside service; and
- 5.4 The Developer shall indemnify the Municipality from any damages caused as a result in rendering the refuse removal service.

## **6 DEVELOPMENT CHARGES**

- 6.1 Based on the information provided in the application, no Development Charges are payable by the developer.

## **7 GENERAL**

- 7.1 *When at any stage in future the municipality is required to take over ownership and maintenance of civil infrastructure, it will be the responsibility of the property owners to ensure all water and waste water connections adhere to municipal standards and by-laws;*
- 7.2 *When any bulk engineering services are to be installed by the developer in-lieu of DCs payable, they shall appoint a consulting engineer, as per relevant service(s) on the Municipality's consultant roster for the design and construction of the engineering service. The rates of appointment shall not exceed the approved rates as per the Municipal roster;*
- 7.3 A services agreement shall be entered into, prior to the start of construction, where in shall be detailed the apportionment of funding of any new works common to the area, including but not limited to road network upgrading, sewerage treatment works upgrading, bulk water supply upgrading, sewage network upgrading;
- 7.4 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 7.5 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;
- 7.6 The whole of the works shall fall under the control of a single project manager;

- 7.7 The municipality shall be represented at all site meetings for the duration of the construction of the works and to this end timeous notification of such meetings shall be supplied to the Civil Engineering Services Department;
- 7.8 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.9 A comprehensive operational infrastructure management plan shall be drawn up and submitted for approval by the Civil Services Department;
- 7.10 A set of accurate as-built drawings as per Drakenstein Municipality: Civil Engineering Department's Standards must be submitted at the practical completion inspection; and
- 7.11 The above conditions are to be complied with in stages;
- 7.11.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 7.11.2 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
- 7.11.3 Proof of compliance for the requirements associated with long term operations must be available on request.

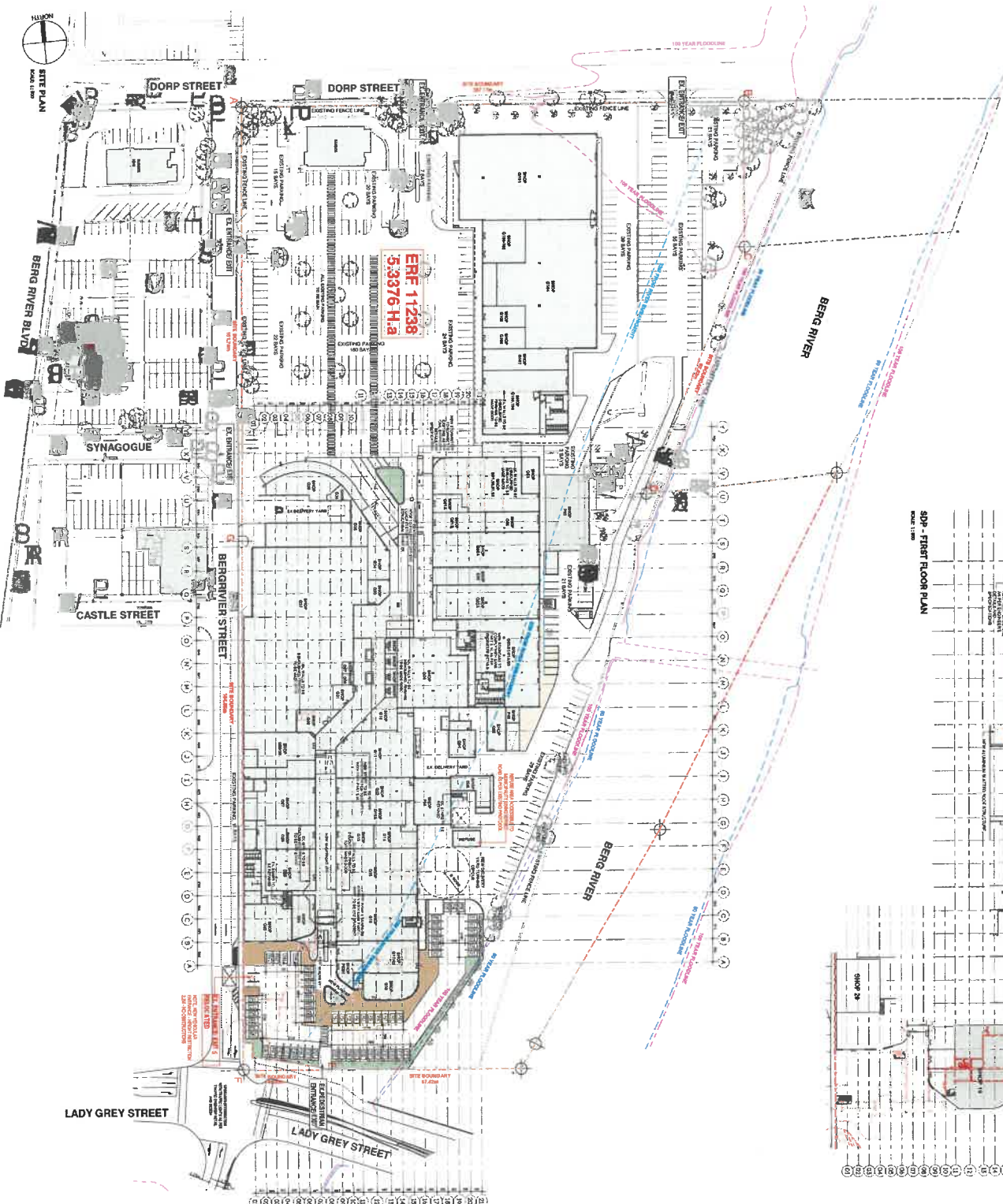


LH Smith

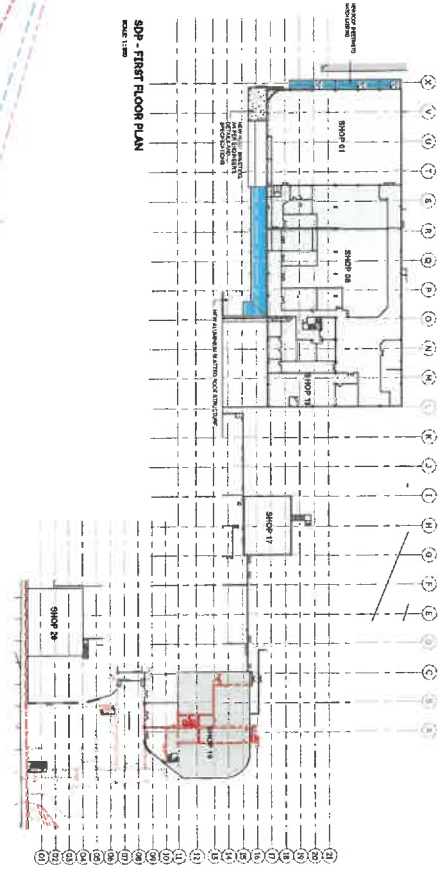
**SENIOR MANAGER: INFRASTRUCTURE MANAGEMENT**

\\Fseng\eng\DATA\INFRASTRUCTURE MANAGEMENT\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2026\Comments\Erf  
11238, Approval of amended SDP & Removal of condition of Approval - final.docx  
LHS/bb

# ANNEXURE C



SDP - FIRST FLOOR PLAN  
SCALE: 1:500



SITE LEGEND	
Proposed	[Red outline]
Existing	[Blue outline]
Site Landscaping	[Green area]
Existing Landscaping	[Light green area]
Boundary	[Dashed line]

SITE SOUNDINGS	
A, B	± 0.000m Boundary line
B, C	± 0.000m Boundary line
C, D	± 0.000m Boundary line
D, E	± 0.000m Boundary line
F, G	± 0.000m Boundary line
G, A	± 0.000m Boundary line

EXISTING BUILDING DATA	
EXISTING BOUNDARY LINE (G.A.)	1:1000 Scale
EXISTING FIRST FLOOR PLAN	2:1000 Scale
EXISTING SECOND FLOOR PLAN	2:1000 Scale
TOTAL EXISTING GROSS F.A.	14 800 SQM
PROPOSED EXISTING GROSS F.A.	14 780 SQM
PROPOSED FIRST FLOOR PLAN	2:1000 Scale
PROPOSED SECOND FLOOR PLAN	2:1000 Scale
TOTAL PROPOSED GROSS F.A.	14 780 SQM
NETT GROSS F.A.	14 780 SQM

PROPOSED NEW BUILDING DATA	
TOTAL EXISTING PARKING	402 BAYS
TOTAL PARKING OF PROPOSED NEW DEVELOPMENT	178 BAYS
NETT GROSS G.A.	42 500 SQM
PROPOSED PARKING BAY AREA	42 500 SQM

**mbk**  
AgriKie

**CLIENT**  
MOOLMAN GROUP

**ARCHITECT**  
MOOLMAN GROUP

**ENGINEER**  
MOOLMAN GROUP

**DATE**  
2024

**PROJECT**  
REMBRANDT MALL PAARL

**REMBRANDT MALL PAARL**

**MOOLMAN GROUP**

**ARCHITECT**

**ENGINEER**

**DATE**  
2024

**PROJECT**  
REMBRANDT MALL PAARL