



Enquiries: J Daniels
Contact number: 021-8074581
Reference: 15/4/1(1798) P
Date: 15 September 2026

JD/JA

PJ Le Roux Town and Regional Planners
262 Main Street
PAARL
7646

Email: pj@pjleroux.co.za

Sir

APPLICATION FOR DEPARTURES AND PERMISSION FROM COUNCIL FOR THE REMOVAL OF LIMITATION: ERF 1798 PAARL

Your above-mentioned application (Collaborator Reference 2360794), refers.

1. **Approval** has been granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, on Erf 1798 Paarl, for the following permanent land use departures:
 - 1.1 To increase the permissible manufacturing space of the proposed shop to 80% in lieu of the permissible 50% within the existing building, as indicated on the SDP Drawing, Drawing No. 07/25-03.3A, dated April 2026 (**Annexure B**);
 - 1.2 Relaxation of the northern common boundary from 4.5m to 3.0m for a proposed meeting room;
 - 1.3 Relaxation of the northern common boundary from 4.5m to 3.7m for a proposed garage;
 - 1.4 Relaxation of the eastern common boundary from 4.5m to 0.0m for a proposed garage and bathroom; and
2. Permission is granted in terms of Section 17 of the Drakenstein Zoning Scheme Bylaw, 2018, for the removal of the designated limitation on Erf 1798 Paarl, inside the existing building ($\pm 300\text{m}^2$) from storage to a shop, as indicated on the SDP Drawing, Drawing No. 07/25-03.3A, dated April 2026 (**Annexure B**);

3. The approvals mentioned in Paragraph 1.1 to 1.4 above be subject to the following conditions, laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
- 3.1 Adherence to the conditions set by the Drakenstein Municipality: Civil Engineering Services Division as set out in its memorandum with reference 15/4/1 (1798) P (2404) dated 21 April 2026 (**Annexure C**);
 - 3.2 Adherence to the conditions set by the Drakenstein Municipality: Electrical Engineering Services Division as set out in its memorandum with reference 8/2/5_1798 dated 17 August 2026 (**Annexure D**);
 - 3.3 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;
 - 3.4 The proposed manufacturing and retail activities be restricted to the existing building ($\pm 300\text{m}^2$), as indicated on the SDP Drawing, Drawing No. 07/25-03.3A, dated April 2026 (**Annexure B**);
 - 3.5 No new buildings or boundary walls be erected or existing structure altered without the approval of building plans by Council;
 - 3.6 The development takes place largely in accordance with the site development plan (**Annexure B**);
 - 3.7 The proposed operating times will be Mondays – Thursdays between 08h00am to 16h30pm, Fridays 08h00am to 15h00pm and occasionally on Saturdays between 09h00am to 13h30pm;
 - 3.8 Energy-saving devices as are contained in the Drakenstein Municipality's Green Building Manual be made of as far as possible;
 - 3.9 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;
 - 3.10 Any further amendments to the application be subject to the relevant approval;
 - 3.11 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;

4 The following be regarded as the reasons for the decision:

- 4.1 The proposal is for a permanent land use departure to increase the permissible manufacturing space of the proposed shop to 80% in lieu of 50%, together with removal of designated land use limitation, with no foreseeable negative impact on the surrounding properties;
- 4.2 The proposal is not expected to detract from the character of the area, as existing infrastructure will be retained with proposed associated additions;
- 4.3 The proposal is not expected to negatively impact on the health, safety and well-being of the surrounding community;
- 4.4 All relevant departments consented to the proposal subject to certain conditions; and
- 4.5 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(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).

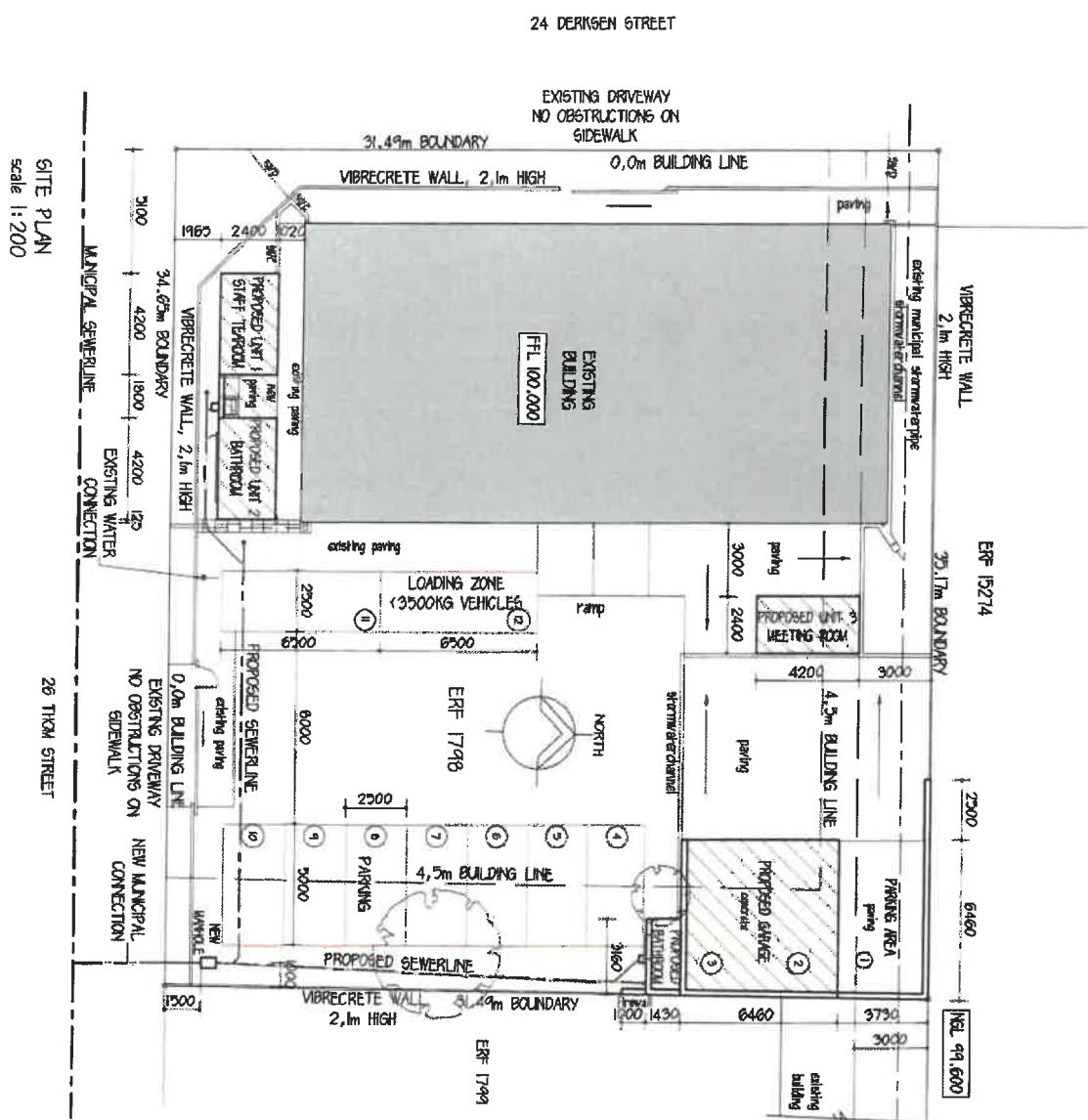
Your attention is drawn to the fact that all correspondence must be directed to the City Manager and also sent via our official email address.

Yours faithfully



H. G. STRIJDOM (PR. PLN A/1058/1998)
SENIOR MANAGER: 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



SITE PLAN
scale 1:200

AREA 1		EXISTING STORAGE BUILDING: 300m ² PROPOSED: UNIT 1 - STAFF TEAROOM: 10.09m ² UNIT 2 - BATHROOM: 10.09m ² UNIT 3 - MEETING ROOM: 10.09m ² TOTAL PREFABRICATED UNITS: 30.24m ² GARAGE: 41.7m ² BATHROOM: 4.5m ² TOTAL OUTBUILDINGS: 46.2m ² TOTAL AREA: 376.44m ² COVERAGE: 34.23 PARKING SPACES: 12 TOTAL
LEGEND:		EXISTING BUILDING PROPOSED BUILDINGS
REVISIONS		A 14/04/2026 OMIT GARAGE OVER STORMWATERPIT AND PARKING FOR LOADING ZONE
ELMINE VAN ZYL ND ARCHITECTURE SACAP Reg no P12453 MATT(Ed) 71431		4 PREMIER STREET PAARL 7646 083 415 2912 elminevanzyl.co.za
CLIENT ANDREA LOVETT		SIGNED: OWNER
PRODUCT EXISTING AND PROPOSED BUILDINGS ON ON ERF 1798 26 THOM STREET PAARL		TITLE SITE PLAN
DATE APRIL 2026	SCALE AS SHOWN	DRAWN E VAN ZYL
DRAWN E VAN ZYL		DATE 07/25-03-24



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Memo

To: EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICES
(ATTENTION: C. VAN DER BANK)

From: EXECUTIVE DIRECTOR: ENGINEERING SERVICES

Enquiries: LH SMITH

Collaborator number: 2360794

Reference number: 15/4/1 (1798) P (2404)

Date: 21 April 2026

Subject: APPLICATION FOR AMENDMENT OF APPROVAL AND DEPARTURE, ERF 1798,
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; and
- 1.2 *The sidewalk at the development entrance must be reinstated to municipal standard by the applicant at their cost;*

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 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
- 2.4 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 0.02m³/m² roof area.

3 WATER

- 3.1 *The existing water connection to be retained;*
- 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 *The property must be provided with a separate wastewater connection, one meter inside the erf boundary;*
- 4.2 A connection manhole must be constructed where the connection point terminates to a maximum depth of 800mm; 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 erf 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 The municipality shall provide the refuse collection service as a kerbside service; and
- 5.9 *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, no Development Charges are payable by the developer.

7 GENERAL

- 7.1** *Depending on the scale of expansion in future, additional Civil Engineering Specialist Reports may be requested by this department when the developer wishes to increase the GLA;*
- 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** A set of accurate as-built drawings as per Drakenstein Municipality: Civil Engineering Department's Standards must be submitted at the practical completion inspection;
- 7.6** The above conditions are to be complied with in stages.
- 7.6.1** Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 7.6.2** 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
- 7.6.3** Proof of compliance for the requirements associated with long term operations must be available on request.



LH Smith

SENIOR MANAGER: INFRASTRUCTURE MANAGEMENT

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LHS/bb


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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_1798
Date:	17 August 2026
Subject:	APPLICATION FOR AMENDMENT OF APPROVAL AND DEPARTURE, ERF 1798, 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. All electrical equipment shall comply with Drakenstein Municipality standards and have twenty-four-hour access for maintenance purposes.
- 2.3. 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.
- 2.4. The developer is required to include measures to improve energy efficiency for any additional load requirement to the existing electrical supply.
- 2.5. It may be requested to register service servitudes where existing and or new infrastructure will or have been installed.
- 2.6. 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: **R4,945.81 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



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SENIOR MANAGER: ELECTRO-TECHNICAL ENGINEERING

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