



Enquiries: J Daniels
Contact number: 021-8074581
Reference: 15/4/1(19861) P
Date: 20 May 2026

JD/JA

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

Email: pj@pjleroux.co.za

Sir

**APPLICATION FOR REZONING, CONSENT USE, DEPARTURE AND PERMISSION FROM COUNCIL:
ERF 19861 PAARL**

Your above-mentioned application (Collaborator Reference 2295555, refers.

1. **Provisional 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 **Rezoning** of Erf 19861 Paarl from Conventional Housing Zone to Multi-Unit Housing Zone;
 - 1.2 **Consent use** for offices of Erf 19861 Paarl;
 - 1.3 **Permanent** land use departures from the Multi-Unit Housing Zone on Erf 19861 Paarl, in order to accommodate the existing built structures, as indicated on the Site Development Plan, drawn by a3d Architects, Project No. 1667, Sheet No. 101, Revision No. 01, Drawing Title – Working Drawing, Project Start Date July 2025 (**Annexure B**);
 - 1.4 Permission to develop within the Special Character Protected Area Overlay Zone of Paarl, is accepted and supported;
2. The approvals mentioned in Paragraphs 1.1 to 1.3 above be 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 with reference 15/4/1 (19861) P (2247) dated 18 March 2026 (**Annexure E**);

- 2.2 Adherence to the conditions set by the Drakenstein Municipality: Electrical Engineering Services Division as set out in its memorandum with reference 8/2/5_19861 dated 17 November 2025 (**Annexure F**);
 - 2.3 Adherence to the conditions set by Drakenstein Municipality: Spatial Planning Section: Heritage Subsection, as set out in its memorandum with reference 15/4/1 (19861) P dated 19 February 2026 (**Annexure G**);
 - 2.4 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;
 - 2.5 Any further amendments to the application be subject to the relevant approval;
 - 2.6 The proposed optometrist consultancy will only be operated from Mondays to Fridays between 08h00am to 17h00pm;
 - 2.7 Only optometrist consulting rooms, or other professional offices may be conducted on the property, as indicated on the Site Development Plan, drawn by a3d Architects, Project No. 1667, Sheet No. 101, Revision No. 01, Drawing Title – Working Drawing, Project Start Date July 2025 (**Annexure B**);
 - 2.8 The development takes place largely in accordance with the site development plan (**Annexure B**);
 - 2.9 No new buildings or boundary walls be erected or existing structure altered without the approval of building plans by Council;
 - 2.10 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 for the utilization of existing infrastructure to facilitate an optometrist consultancy;
 - 3.2 The proposal is located within the delineated urban edge, encouraging urban compaction and reducing urban sprawl;
 - 3.3 The proposal is not expected to detract from the character of the area, as the existing structures will be retained with no additions or extension being proposed;

- 3.4 The proposal is not expected to have a significant negative impact on the existing surrounding built and natural environment;
- 3.5 The proposal is not expected to negatively impact on the health, safety and well-being of the surrounding community;
- 3.6 Sufficient on-site parking would be provided;
- 3.7 All relevant internal and external departments consented to the proposal subject to certain conditions;
- 3.8 The property is located adjacent to a recently rezoned property for professional office purposes; and
- 3.9 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**, including property owners of Erf 10635 Paarl (GP Nieuwoudt), Erf 2292 Paarl (A Milner), Erf 14502 Paarl (JW Nortje) and Erf 17301 Paarl (JH Vorster), 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



Memo

To: EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE
(ATTENTION: L. KUALI)

From: EXECUTIVE DIRECTOR: ENGINEERING SERVICES

Enquiries: LH. SMITH

Collaborator number: 2279375

Reference number: 15/4/1 (19861) P (2247)

Date: 18 March 2026

Subject: APPLICATION FOR REZONING, CONSENT USE, DEPARTURE AND PERMISSION FROM COUNCIL

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; and
- 1.3 *Access to be altered to allow sufficient stormwater crossing the access and preventing stormwater inflow into the erf 19861. Alterations for developers 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 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
- 2.3 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 is 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 existing wastewater connection is to be retained; and*
- 4.2 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
- 5.4 *An additional refuse collection bin is available for the business portion.*

6 DEVELOPMENT CHARGES

- 6.1 Based on the information provided in the application, the Development Charge payable by the developer is **R 30 257.00 (Excl VAT)**. The levy is valid until **30 June 2026** where after a new calculation is required. The value has been calculated as follows:
 - 6.1.1 Water = R 0.00
 - 6.1.2 Sewer = R 0.00
 - 6.1.3 Roads = R 27 319.00
 - 6.1.4 Stormwater = R 0.00
 - 6.1.5 Solid Waste = R 2 938.00

- 6.2 Note that the Development Charge calculated will only be applicable to the approved SDP provided in the application. If the developer wishes to increase the Gross Leasable Area of the development in future, resulting in an additional impact on engineering services, this department will investigate whether the developer is liable for the payment of Development Charges within the given legislative and policy frameworks.

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

DRAKENSTEIN MUNICIPALITY DEVELOPMENT CHARGES CALCULATOR
Development Charges Summary

[Home](#)

ErF Number of Development: 19851 ;
Physical Address: De Jonghs Avenue Paarl 7646
Municipal Area:
Municipal Valuation of Property: R 3,315,000
Owner: Peter Daniel De Kock
Owner ID No:

Land Use	Unit	Usage	Land Area developed with Land Use (m ²)	CALCULATED EXISTING DEMAND					EXISTING DEVELOPMENT CHARGE PER SERVICE						
				Water (kL/day)	Sanitation (kL/day)	Stormwater (c.ha)	Solid Waste (tonnes/wk)	Roads (trips/pk hr)	Electricity (kVA)	Water	Sanitation	Stormwater	Solid Waste	Roads	Electricity
Single Residential stand area (zoned/ Med/ High Income)	off	1	777	1.20	0.80	0.03	0.05	1.50	R -15,749	R -9,881	R -	R -6,199	R -	R -27,065	
TOTAL				1.20	0.80	0.03	0.05	1.50							

Existing

Land Use	Unit	Usage	Land Area developed with Land Use (m ²)	CALCULATED NEW DEMAND					NEW DEVELOPMENT CHARGE PER SERVICE						
				Water (kL/day)	Sanitation (kL/day)	Stormwater (c.ha)	Solid Waste (tonnes/wk)	Roads (trips/pk hr)	Electricity (kVA)	Water	Sanitation	Stormwater	Solid Waste	Roads	Electricity
Office	100 m ² of GLA	0.658	0.658	0.20	0.20	0.01	0.03	1.51							
Land Reserve	Ha	0.020355	203.55	0.00	0.00	0.02	0.00	0.00							
Single Residential stand area (zoned/ Med/ High Income)	off	1	103	0.90	0.70	0.00	0.05	1.50							

New

R 15,267 R 11,086 R 9,437 R 54,384

TOTAL

Provide reasons for applying exemptions

DEVELOPMENT CHARGE PER SERVICE

EXEMPTIONS PER SERVICE (%)

VALUE APPLICABLE EXEMPTIONS

DEVELOPMENT CHARGE PER SERVICE WITH EXEMPTIONS

APPLICABLE CREDITS (%)

APPLICABLE CREDITS (R)

TOTAL DEVELOPMENT CHARGE PAYABLE (EXCLUDING VAT)

TOTAL DEVELOPMENT CHARGE PAYABLE (INCLUDING VAT)

Application Processed by:

B. Booysse

Signature:



Date:

18-Mar-26

Payment Received (R)

P	R	R	R	R	R	R
						27,319
R	R	R	R	R	R	R
R	R	R	R	R	R	27,319
0%						
R 0						
R 30,257						
R 4,539						
R 34,796						
Description of existing land use		Single Residential stand area > 200m2 (Med/ High Income)				
Existing Dwelling						
Office	Road Reserve					
						Single Residential stand area < 200m2 (Med/ High Income)

Date Payment Received:
Receipt Number:

Description of
proposed land use

Offices	#REF!	Proposed Parking Area	Dwelling Unit
#REF!	0	0	0



Memo

To:	Senior Manager: Land Development Management For attention: H Strijdom/C van der Bank/E Cyster
From:	Chief Engineering Technician: Planning and Design
Enquiries:	R Abrahams
Reference number:	8/2/5_19861
Date:	17 November 2025
Subject:	APPLICATION FOR REZONING, CONSENT USE, DEPARTURE AND PERMISSION FROM COUNCIL: ERF 19861 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.
- 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: **R4,537.02 per kVA (V.A.T. excluded)**. The cost as mentioned above is valid until 30 June 2026 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 Financial Services 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. Electro-Technical Engineering: Planning and Design with reference to the services and conditions has no objection to this application.

Yours faithfully



R ABRAHAMS
CHIEF ELECTRICAL ENGINEERING TECHNICIAN: PLANNING AND DESIGN
I:BEPLAN_3\Sub_Divisions_Rezoning\202526\19861



Memo

To:	LAND DEVELOPMENT PROCESSING AND FACILITATION SECTION	
	J MEYER	(EXT: x4836)
From:	HERITAGE SERVICES SUB-SECTION	
Enquiries:	CLIVE THEUNISSEN	(EXT: x4818)
Collaborator number:	2301505	
Reference number:	15/4/1 (19861)P	
Date:	19 FEBRUARY 2026	
Subject:	APPLICATION FOR REZONING, CONSENT USE, DEPARTURE AND PERMISSION IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BYLAW ON MUNICIPAL LAND USE PLANNING 2018: ERF 19861, PAARL	

RECEIVED APPLICATION ON 4 FEBRUARY 2026

1. PROPOSAL

The proposal entails the rezoning, consent use, departure and permission on Erf 19861, Paarl, in order to permit the use of the existing dwelling as offices.

2. EVALUATION

2.1 DRAKENSTEIN HERITAGE SURVEY 2013

In terms of the Drakenstein Heritage Survey 2013, the proposal falls within the proposed Paarl Heritage Overlay Zone.

2.2 NATIONAL HERITAGE RESOURCES ACT No. 25 of 1999

In a letter dated 25 November 2025, Heritage Western Cape (HWC) indicated that there is no reason to believe that the proposed alterations and additions on Erf 19861, Paarl will impact on heritage resources. Work to be done strictly in accordance with the HWC stamped plans. A close-out report, compiled by Mr. Christiaan Schoeman, must be submitted to HWC within 30 days of practical completion. Therefore, no further action under Section 27 of the National Heritage Resources Act (Act 25 of 1999) is required.

2.3 DRAKENSTEIN MUNICIPAL ZONING SCHEME BYLAW 2018

In terms of the Drakenstein Municipal Zoning Scheme Bylaw 2018, the proposal is located within the Paarl Special Character Protected Area Overlay Zone. However, it is located outside any Scenic Route Overlay Zone.

3. CONCLUSION

The proposed rezoning, consent use, departure and permission on Erf 19861, Paarl, in order to permit the use of the existing dwelling as offices is supported, on condition that the demolition plan and photographs of the structures to be demolished must be submitted at building plan stage.



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W HENDRICKS
MANAGER: SPATIAL PLANNING