



Memo

To:	EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE DEPARTMENT (ATTENTION: J. DANIELS)
From:	EXECUTIVE DIRECTOR: ENGINEERING SERVICES
Enquiries:	LH SMITH
Collaborator number:	2211864
Reference number:	15/4/1 (28773) P (1728)
Date:	12 November 2025
Subject:	APPLICATION FOR DELETION OF A CONDITION OF APPROVAL, PERMANENT DEPARTURE, CONSENT USE, TECHNICAL APPROVAL, PERMISSION IN TERMS OF THE ZONING SCHEME & APPROVAL OF AN SDP: ERF 28773 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 as detailed in the Traffic Impact Assessment (TIA) of ITS dated October 2024, revision 2; and.*

- 1.3 *The developer shall adhere to the comments of the Provincial Roads Engineers as per letter referenced DOI/CFS/RN/LU/REZ/SUB-10/584(Application No. 2024-11-0010) dated 28 May 2025.*

2 STORM WATER

- 2.1 *The developer shall implement the findings of the Stormwater Management Plan of Inani engineering consultants referenced C2424, revision 2, dated October 2025;*
- 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 $0.02\text{m}^3/\text{m}^2$ roof area.

3 WATER

- 3.1 The development will be provided with a bulk metered connection at actual cost;
- 3.2 The metered connection must be installed one meter inside the erf boundary;
- 3.3 All individual buildings must be provided with a separate water meter to municipal specifications;
- 3.4 Water saving devices shall be installed in toilets, bathrooms and basins; and
- 3.5 Any existing system that is to remain shall be upgraded to minimum municipal standards.

4 WASTEWATER SERVICES

- 4.1 The applicant shall ensure adherence to the various conditions in the Drakenstein Municipality, Water Services By-law (2014) relating to wastewater effluent discharge;

- 4.2 A connection manhole must be constructed 1m inside the erf boundary; 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 home owner's organisation/body corporate in the development, 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 from individual erven/a single centralised waste collection site for the development;
- 5.4 Provision should be made for a waste disposal facility and entrance to the township, with lockable gate for wheelie bins (240l bins) and recyclable bags equal to the number of dwellings per development;
- 5.5 A key should be provided to Drakenstein Municipality to be able to unlock the door/gate to garbage area on collection days, from the kerbside;
- 5.6 The garbage area should be enclosed with a 1.8m high fence and need to provided with the following;
- Tap with running water;
 - A gully which is connected to an approved sewer connection;
 - Concrete floor;
- 5.7 Municipal refuse trucks will not enter the development to collect wheelie bins on collection days;
- 5.8 The Developer shall indemnify the Municipality from any damages caused as a result in rendering the refuse removal service; and
- 5.9 ***Prior to the approval of any building or civil plan, which ever is submitted firs, the developer shall submit an Integrated Solid Waste Management Plan for approval by the department.***

6 DEVELOPMENT CHARGES

- 6.1 Based on the information provided in the application, Development Charges are payable by the developer. Development Charges will be calculated when a more detailed SDP is submitted;
- 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 ***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 ***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;***
- 7.3 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 ***When any service is to be taken over by Drakenstein Municipality, any damage caused due to the construction of houses or any other construction activity shall be repaired by the Developer. Failure to do so will result in clearances and occupation certificates being withheld and remedial works shall be done by Drakenstein Municipality for the cost of the developer;***
- 7.5 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;
- 7.6 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 7.7 The findings of the bulk service capacity analysis carried out by councils consultant GLS Engineers, needs to be implemented simultaneously with the development;

- 7.8 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;
- 7.9 The whole of the works shall fall under the control of a single project manager;
- 7.10 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;
- 7.11 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.12 Where applicable all water network, (downstream of the valve immediately upstream of the bulk water meter, upstream of the connection to the existing system or intersection point with the existing road), sewer network, stormwater network and road network components shall be a private combined system and shall be indicated as such on all documents and plans;
- 7.13 All private combined systems (including but not limited to water, sewer, stormwater, roads, irrigation, etc.) shall be the joint and several responsibility (including but not limited to the administration of the joint account and operation and maintenance of the system) of the members of the homeowners association/body corporate and must be noted as such in any constitution of any such body and any such constitution must be submitted for approval by council. This constitution shall be notarially linked to each separate title deed;
- 7.14 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
- 7.15 The above conditions are to be complied with in stages.
- 7.15.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 7.15.2 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

7.15.3 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\2025\Comments\Erf 28773 Paarl, Deletion of a condition in respect of an existing approval, permanent departure, consent use, technical approval - Final.docx

LHS/

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_28773
Date:	15 January 2025
Subject:	DE POORT DEVELOPMENT, ERF 28773, 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 or required by the municipality to relocate any infrastructure situated in the road reserve or within the development 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. 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 Service Department (Planning and Design division - Chief Engineering Technician).

3. GENERAL

- 3.1. Excessive network upgrading is required to provide the development of additional power.
- 3.2. NRS069 Network recovery cost will apply for any additional load requirement and will be calculated according to the following as indicated in approved tariffs: **R5 623.00 per kVA (V.A.T. included)**. The cost as mentioned above is valid until 30 June 2025 and will escalate thereafter for each upcoming financial year which is between 1 July and 30 June.
- 3.3. A single bulk supply or individual metering may be provided to the development.
- 3.4. The reticulation after the municipal metering facility will be regarded as private.
- 3.5. The developer will be responsible to carry all cost of the electrical installation.
- 3.6. All upgrade and service costs must be paid at the finance section in cash before any service connection may be rendered.
- 3.7. Your attention is drawn to the following electricity by-law should the development be serviced and managed by means of private reticulation:
 - 3.7..1. Unless authorised by the municipality, no person may sell or supply electricity supplied to his or her premises or generated by him or her under an agreement with the municipality, to any other person or persons for use on any other premises, or permit or allow such resale or supply to take place.
 - 3.7..2. A reseller must comply with the licensing and registration requirements set out in the ERA.
 - 3.7..3. If electricity is resold for use upon the same premises, the electricity resold must be measured by a sub meter of a type which has been approved by South African Bureau of Standards and supplied, installed and programmed in accordance with the standards of the municipality.
 - 3.7..4. The tariff at which and the conditions of sale under which electricity is thus resold, shall not be less favourable to the purchaser than those that would have been payable and applicable had the purchaser been supplied directly with electricity by the municipality.
 - 3.7..5. Every reseller must furnish the purchaser with monthly accounts that are at least as detailed as the relevant billing information details provided by the municipality to its electricity customers.
 - 3.7..6. The municipality may request audited reports from resellers to prove that the above resale conditions are met. The cost to obtain audited reports will be borne by the reseller.
- 3.8. A private registered consultant and installation electrician shall be used to do all designs, installations and alterations according to SANS 10142, Occupational Health and Safety Act (Act 85 of 1993), the regulations made thereunder and Drakenstein Municipal by-laws prior to the development.

3.9. A certificate of compliance and occupational certificate must be handed over to the Electro-Technical Services Department (Service section) on the day the service is rendered or as the case may be.

3.10. The Manager: Planning and Customer Services with reference to the services and conditions, has no objection against this application.

Yours faithfully

A handwritten signature in black ink, consisting of a long horizontal stroke followed by a large, loopy oval shape.

L LAING

MANAGER: PLANNING AND CUSTOMER SERVICES

I:BEPLAN_3\Sub_Divisions_Rezoning\202425\28773



Memo

To: LAND DEVELOPMENT PROCESSING AND FACILITATION SECTION
J MEYER (EXT: x4836)

From: HERITAGE SERVICES SUB-SECTION

Enquiries: CLIVE THEUNISSEN (EXT: x4818)

Collaborator number: 2211864

Reference number: 15/4/1(28773)P

Date: 01 NOVEMBER 2024

Subject: APPLICATION FOR DELETION OF CONDITION IN RESPECT OF AN EXISTING APPROVAL, PERMANENT DEPARTURE, CONSENT USE, TECHNICAL APPROVAL, PERMISSIONS IN TERMS OF THE ZONING SCHEME & APPROVAL OF A SITE DEVELOPMENT PLAN IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BY-LAW ON MUNICIPAL LAND USE PLANNING, 2018: UNREGISTERED ERF 28773, PAARL

RECEIVED APPLICATION ON 01 NOVEMBER 2024

1. PROPOSAL

The proposal entails the deletion of condition in respect of an existing approval, permanent departure, consent use, technical approval, permissions in terms of the zoning scheme and approval of a site development plan technical approval on unregistered Erf 28773, Paarl, in order to establish a mixed-use development.

2. EVALUATION

2.1 DRAKENSTEIN HERITAGE SURVEY 2013

In terms of the Drakenstein Heritage Survey 2013, the proposal is located outside of any proposed Heritage Overlay Zone.

2.2 NATIONAL HERITAGE RESOURCES ACT NO. 25 OF 1999

In a letter dated 27 August 2024, Heritage Western Cape (HWC) indicated that there is no reason to believe that the proposed mixed-use development on Erven 3103 & 2856-RE Main, Turk, Pine and Tabak Roads, Paarl, Drakenstein, will impact on heritage resources. Therefore, no further action under section 38 of the National Heritage Resources Act (Act No. 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 outside of any Special Character Protected Area Overlay Zone or Scenic Route Overlay Zone.



3. CONCLUSION

In view of the above, the proposed deletion of condition in respect of an existing approval, permanent departure, consent use, technical approval, permissions in terms of the zoning scheme and approval of a site development plan technical approval on unregistered Erf 28773, Paarl, in order to establish a mixed-use development, is supported on condition that:

- Landscaping Master plan must be provided for comment at building plan stage;
- Landscaping and landscape maintenance plans must be submitted at building plan stage; and
- All landscaping must be implemented before the occupation certificate is issued.

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W HENDRICKS
MANAGER: SPATIAL PLANNING

Memo

To:	MANAGER: LAND USE PLANNING & SURVEYING (ATTENTION: J. MEYER)
From:	MANAGER: ENVIRONMENTAL MANAGEMENT
Enquiries:	S REECE
Collaborator number:	2211864
Reference number:	15/4/1(28773)P
/Date:	26 NOVEMBER 2024
Subject:	APPLICATION FOR DELETION OF A CONDITION OF APPROVAL, PERMANENT DEPARTURE, CONSENT USE, TECHNICAL APPROVAL, PERMISSIONS IN TERMS OF THE ZONING SCHEME & APPROVAL OF A SITE DEVELOPMENT PLAN: UNREGISTERED ERF 28773, PAARL

Reference is made to the above-mentioned application for the De Poort mixed use development that includes a tourism platform, along with retail, commercial, community facilities, residential units, and recreational infrastructure. The Environmental Management Section takes note of the written letter from the Western Cape Department of Environmental Affairs and Development Planning, indicating that the proposal does not require environmental authorization. The Environmental Management Section has the following conditions:

1. A detailed landscaping plan that promotes tree planting and indigenous vegetation for the entire development must be undertaken by a certified professional landscape architect and submitted for approval to the Environmental Management Section prior to, or during building plan approval stage. This plan should ensure that the landscaping is both aesthetically pleasing and functional, contributing to the overall sustainability and environmental quality of the development.
2. Noise levels must be carefully considered during the building plan approval stage. Specifically, all windows near noisy areas should be double glazed or have other appropriate noise mitigation measures incorporated into the building plan submission.
3. Should any bar, place of late night entertainment or any similar establishment that plays music after 22:00 be established as part of this development, the noise control official from Drakenstein Municipality may require the owner of the establishment to appoint an accredited acoustic engineer at his or her cost to ensure the venue is sufficiently sound-proofed so as to not cause a disturbing noise as defined in the Western Cape Noise Control Regulations of 2013, as amended.

Cindy Winter Digitally signed
by Cindy Winter
Date: 2024.11.26
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C. WINTER
MANAGER: ENVIRONMENTAL MANAGEMENT