



**DRAKENSTEIN**

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Contact number: 021 807 4822  
Reference: 15/4/1 (31366) P  
Date: 15 October 2024

RM/HK

David Hellig & Abrahamse  
Land Surveyors  
PO Box 18  
PAARL  
7622

david@dhaa.co.za

Dear Sir,

**APPLICATION FOR REZONING AND TECHNICAL APPROVAL: ERVEN 31366, 42368 AND 42367 PAARL**

Your land use application (Collaborator reference 1811189) refers.

1. Approval is hereby granted in terms of Section 60 of the Drakenstein ByLaw on Municipal Land Use Planning ,2018 for the rezoning of the following properties:
  - 1.1 Remainder Erf 31366 Paarl from Agriculture Zone to Mixed Use Zone in order to establish a mixed- use development, to be formerly known as Cecilia Junction, comprising of shops and a nursery school, as indicated on the site development plan drawn by Boogertman Partners (Project ACJE01 Revision1), (See Annexure B);
  - 1.2 A portion of Erf 42368 Paarl (previously Erf 11570 Paarl) from Multi-Unit Housing Zone to Agriculture Zone in order to create a uniform zoning;
  - 1.3 A portion of Erf 42367 Paarl (previously Erven 7205 and 17300 Paarl) from Conventional Housing Zone to Agriculture Zone in order to create a uniform zoning.
2. Approval is hereby granted in terms of Section 13(2)(d) of the Drakenstein Municipality Zoning Scheme Bylaw, 2018 for the following technical approvals of the respective properties:

- 2.1 A visitor's accommodation in respect of a portion of Erf 42368 Paarl (previously Erf 11570 Paarl) to regularise the existing guesthouse in terms of the new Agriculture Zone; and
  - 2.2 to permit a Business > 2000 m<sup>2</sup> on the Remainder Erf 31366 Paarl in respect of the Block 1 building, measuring 2861m<sup>2</sup> in extent;
3. The approvals mentioned above in Paragraphs 1 & 2, are subject to the following conditions, laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
- 3.1 Compliance with the following general conditions:
    - 3.1.1 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;
    - 3.1.2 Any amendments to the application are subject to the relevant approval;
    - 3.1.3 No new buildings are to be erected or existing structures altered without the approval of building plans by Council;
    - 3.1.4 That the development on Remainder Erf 31366 Paarl takes place largely in accordance with the Site Development Plan, **(See Annexure B)**;
    - 3.1.5 Adherence to the conditions laid down in the memorandum of the Drakenstein Municipality: Civil Engineering Services Department referenced 15/4/1 (31366) P (1711) dated 16 November 2023, **(See Annexure N)**;
    - 3.1.6 Adherence to the conditions laid down in the memorandums of the Drakenstein Municipality: Electro Technical Engineering Services referenced 7205, 11570, 17300, 21353 & 31366 dated 14 February 2022, **(See Annexure O)**;
    - 3.1.7 That the mixed-use property only be limited to shops as defined in the Drakenstein Zoning Scheme Bylaw, 2018;
    - 3.1.8 The developer must ensure that the increased traffic flow from the development during construction phase does not create disturbance for the existing surrounding road users.
  - 3.2 Compliance with the following conditions before or simultaneously with the submission of building plans:

- 3.2.1 Adherence to the conditions laid down in the letter memorandum of the Drakenstein Municipality: Heritage Sub-Section referenced 15/4/1(31366)P dated 12 September 2022, (**See Annexure R**).
  - 3.2.2 The development takes place in accordance with the architectural statement drafted by Boogertman and Partners Architects, (**See Annexure U**).
- 3.3 Compliance with the following conditions before the issuing of the approval of the occupancy certificates of any building/s:
  - 3.3.1 The landscaping throughout the development must take place largely in accordance with the landscaping philosophy and subsequent plan drafted by CNDV Landscape architects, (**See Annexure T**).
- 4. The following considerations can be regarded as the reasons for the decision:
  - 4.1 The use of the application site for business purposes will combine well with the existing businesses and other urban related land uses around the traffic circle into a concentrated business node with developments on all quadrants;
  - 4.2 The proposed development will have no impact on the existing character of the area. The proposed concentration of urban related activities into one node will ultimately result in a distinct placement of land uses and strengthen the overall character of the area;
  - 4.3 No changes to the position of any of the existing accesses are proposed;
  - 4.4 The proposed development is in line with the approach of the SDF to promote appropriate optimal use of land within the urban edge and is therefore consistent with the SDF;
  - 4.5 The proposed development can easily be accommodated by the existing road network with the mitigation measures to be implemented as indicated in the Traffic Impact Assessment;
  - 4.6 The application represents a form of urban infill;
  - 4.7 Little to no negative impacts to the natural environment is foreseen by this application;
  - 4.8 The application will not have a significant impact on the visual character of the area given the proposed implementation of the landscaping plan together with the architectural style of the buildings;
  - 4.9 The development furthermore is seen as a natural extension to the existing urban area, thus making it more reconcilable with the surrounding area;

- 4.10 The property is well located and easily accessible;
- 4.11 All the concerns raised by the objector were sufficiently addressed by the applicant;
- 4.12 The proposed development will create much needed socio-economic opportunities in Drakenstein Municipality in the form of employment; and
- 4.13 All the relevant departments consented to the application, subject to certain conditions.
5. The applicant must take cognisance of the conditions laid down by the Department of Environmental Affairs and Development Planning in the Environmental Authorisation (See Annexure H);
6. The applicant must take cognisance of the conditions laid down by the Department of Agriculture, Land Reform and Rural Development in their letter (See Annexure I);
7. The applicant must take cognisance of the conditions laid down by the South African National Roads Agency SOC LTD in their letter (See Annexure J);
8. The applicant must take cognisance of the conditions laid down by Cape Winelands District Municipality Health Department in their letter (See Annexure M);

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 approval is therefore suspended until further notice.

Please 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. Note that the 21-day appeal period will commence the day after all the property owners have been notified.

The appeal procedures are set out in Section 80 of the above-mentioned By-Law (attached). All appeals should be lodged to the City Manager of Drakenstein Municipality, P.O Box 1, Paarl, 7622 or at [customercare@drakenstein.gov.za](mailto:customercare@drakenstein.gov.za)

Yours faithfully



**H. G. STRIJDOM (PR. PLN A/1058/1998)**  
**MANAGER: LAND DEVELOPMENT MANAGEMENT**