



Enquiries: R Mowzer
Contact number: 021-8074822
Reference: 15/4/1 (3784) P
Date: 17 August 2026

RM/JA

Willie Steyn
Land Use Planner
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Williesteyn1960@gmail.com

Sir

APPLICATION FOR THE AMENDMENT OF A GENERAL PLAN, CLOSURE OF A PUBLIC PLACE, REZONING, CONSOLIDATION AND REGISTRATION OF A SERVITUDE AREA: REMAINDER ERF 3784 AND 3793 PAARL

I refer to your application, dated 15 September 2025, and have to inform you that the Drakenstein Municipal Planning Tribunal on 13 August 2026 resolved, that:

"1. The **approval be granted** in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the following:

"1.1 **Amendment of the General Plan** No. P.71 TP4676 (SG No. A3637/1925) by the creation of one additional erf (portion of Remainder Erf 3784), measuring $\pm 260\text{m}^2$ in extent, as indicated on the Subdivision and Consolidation Plan, Erven 3784 (Klein Bos-en-Dal Street) & 3793 Paarl, drawn by Willie Steyn Land Use Planner, Plan Ref. No. DBR1, dated 25/08/2025, (**See attached Annexure D**);

1.2 **Closure of a Portion of Erf 3784 Paarl** ($\pm 260\text{m}^2$) as a public road, as indicated on the Subdivision and Consolidation Plan, Erven 3784 (Klein Bos-en-Dal Street) & 3793 Paarl, drawn by Willie Steyn Land Use Planner, Plan Ref. No. DBR1, dated 25/08/2025, (**See attached Annexure D**);

1.3 **Rezoning** of the portion public road from Transport Zone to Conventional Housing Zone in order to create a uniform zoning with Erf 3793 Paarl;

- 1.4 **Consolidation of the Rezoned erf ($\pm 260\text{m}^2$) with Erf 3793 Paarl ($\pm 1024\text{m}^2$) to form one cadastral land unit measuring $\pm 1284\text{m}^2$ in extent, as indicated on the Subdivision and Consolidation Plan, Erven 3784 (Klein Bos-en-Dal Street) & 3793 Paarl, drawn by Willie Steyn Land Use Planner, Plan Ref. No. DBR1, dated 25/08/2025, (See attached Annexure D);**
2. *It is herewith certified in terms of Section 24 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, that a servitude area of $\pm 260\text{m}^2$ representing a no development area, be registered over the portion of Remainder Erf 3784 Paarl, in favour of the consolidated land unit (Portion of Remainder Erf 3784 Paarl and Erf 3793 Paarl), as indicated on the Subdivision and Consolidation Plan, Erven 3784 (Klein Bos-en-Dal Street) & 3793 Paarl, drawn by Willie Steyn Land Use Planner, Plan Ref. No. DBR1, dated 25/08/2025, (See attached Annexure D), be exempted from the provisions of Sections 15 and 20 to 23 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018.*
3. *The approvals mentioned in Paragraphs 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 *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 *The subdivision and consolidation takes place largely in accordance with the respective Subdivision and Consolidation Plan, Erven 3784 (Klein Bos-en-Dal Street) & 3793 Paarl, drawn by Willie Steyn Land Use Planner, Plan Ref. No. DBR1, dated 25/08/2025, (See attached Annexure D);*
 - 3.1.4 *Any buildings or structures are prohibited within the servitude area;*
 - 3.1.5 *Adherence to the conditions set by the Drakenstein Municipality: Civil Engineering Services Division as set out in its memorandum referenced 15/4/1 (3784 & 3793) P (2165) dated 02 March 2026, (See attached Annexure G);*

3.1.6 Adherence to the conditions set by the Drakenstein Municipality: Electrical Engineering Services Division as set out in its memorandum referenced 8/2/5_3793 dated 18 November 2025, (See attached Annexure H);

3.1.7 Should the applicant fail to comply with any of the conditions laid down, then council reserves the right to impose further future conditions.

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

- 4.1 The proposal is located within the delineated urban edge, encouraging urban compaction and reducing urban sprawl;*
- 4.2 The proposal is not expected to detract from the character of the area, due to the consolidation of the rezoned portion with the adjacent property Erf 3793 Paarl, with the prohibition of any building structures on the rezoned portion;*
- 4.3 The proposal is not expected to have a significant negative impact on the existing surrounding built and natural environment;*
- 4.4 The proposal is not expected to negatively impact on the health, safety and well-being of the surrounding community;*
- 4.5 No objections were received during the public participation and stakeholder engagement process;*
- 4.6 All relevant internal departments consented to the proposal subject to certain conditions;*
- 4.7 The proposal is in line with the Drakenstein Spatial Development Framework (DSDF), as well as other forward planning policies and frameworks; and*
- 4.8 The area to be incorporated into the residential property will only be used for gardening purposes."*

Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority in terms of Section 79(2) of the Drakenstein Bylaw on Municipal Land Use Planning 2018, by any person whose rights are affected by the decision of an authorized official, within **21 days** of notification of the decision. 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 and the objectors (if applicable), of

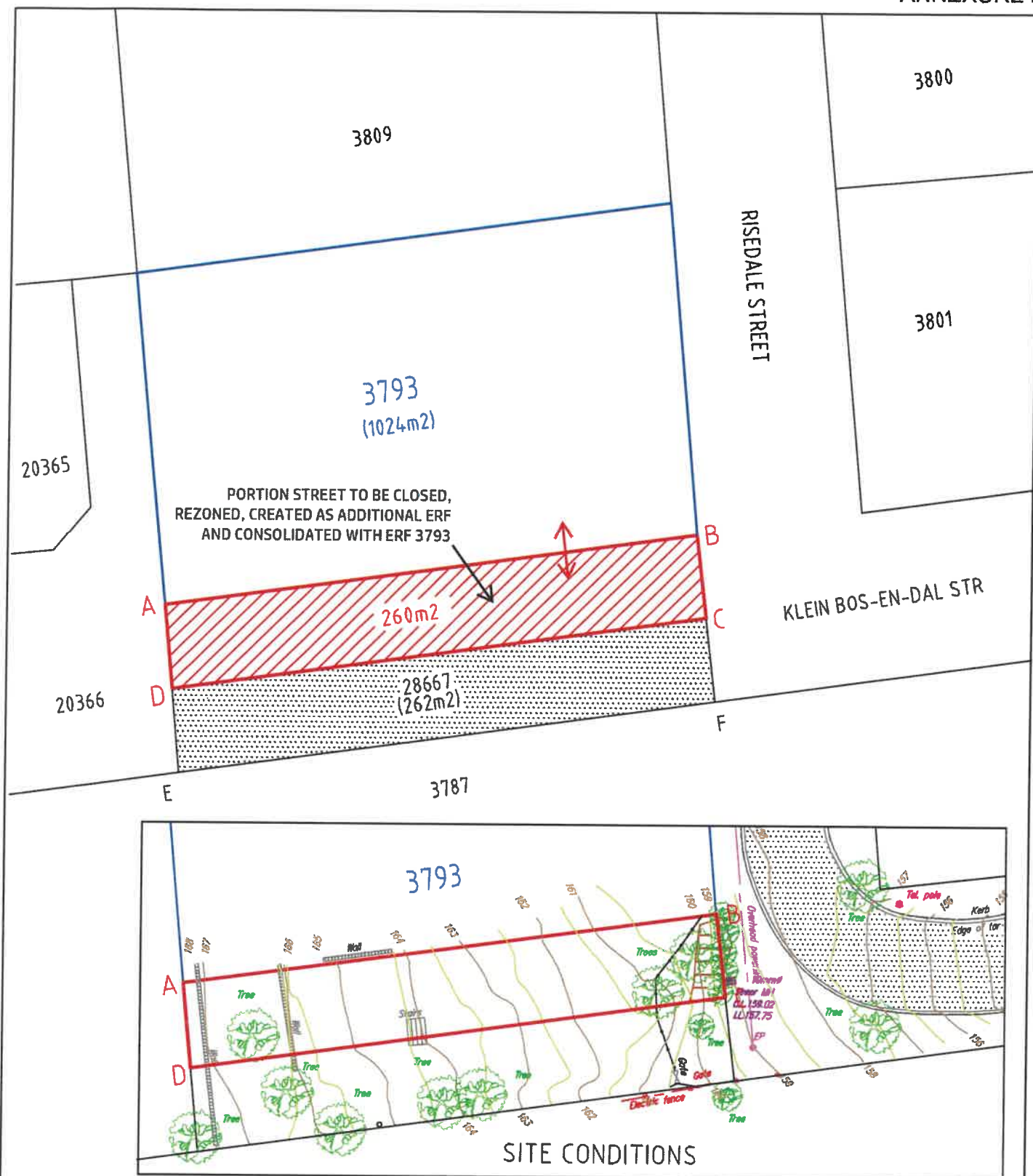
their general right of appeal – proof of notification must be provided. The appeal procedures are set out in Section 80 of the above-mentioned Bylaw (attached).

All appeals should be lodged to the City Manager of Drakenstein Municipality, P.O. Box 1, Paarl, 7622 or on customercare@drakenstein.gov.za

Yours faithfully



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



A) FIGURE ABCD REPRESENTS A PORTION OF ERF 3784 (KLEIN BOS-EN-DAL STREET), PAARL, IN EXTENT 260m², TO BE CLOSED AS A PUBLIC ROAD AND REZONED FROM TRANSPORT ZONE TO CONVENTIONAL HOUSING ZONE

B) GENERAL PLAN NO. P.71 TP4676 (SG No. A3637/1925) IS TO BE AMENDED BY THE ADDITION OF THE PORTION OF ROAD TO BE CLOSED AS AN ADDITIONAL ERF WITHOUT CONDITIONS, WHICH IS TO BE CONSOLIDATED WITH ERF 3793 PAARL TO FORM A LAND UNIT OF 1284m²

C) A USAGE RESTRICTION SERVITUDE IS TO BE REGISTERED OVER THE ADDITIONAL ERF PROHIBITING THE ERECTION OF BUILDINGS



WILLIE STEYN
Tch. Pln (B/8074/1998)
LAND USE PLANNER
0827572449

ERVEN 3784 (KLEIN BOS-EN-DAL STREET) & 3793
PAARL: PLAN OF ROAD CLOSURE, REZONING,
GENERAL PLAN AMENDMENT, SERVITUDE &
CONSOLIDATION

Ref.
DBR1

Date
25/8/2025

Base Info

Scale
1 : 400



Memo

To: EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE
(ATTENTION: J. DANIELS)

From: EXECUTIVE DIRECTOR: ENGINEERING SERVICES

Enquiries: LH. SMITH

Collaborator number: 2313228

Reference number: 15/4/1 (3784 & 3793) P (2165)

Date: 02 March 2026

Subject: PROPOSED ROAD CLOSURE, REZONING, GENERAL PLAN AMENDMENT,
SERVITUDE & CONSOLIDATION: ERF 3784 & 3793, 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 *No vehicular access will be allowed to the new consolidated access;*
- 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.

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 All the metered connections must be installed one meter inside the erf boundary;
- 3.3 Water saving devices shall be installed in toilets, bathrooms and basins; and
- 3.4 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;*
- 4.2 A connection manhole to a maximum depth of 800mm must be constructed at the connection point;
- 4.3 All the connections must be installed one meter inside the erf boundary; and
- 4.4 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 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 at a kerbside service; and
- 5.4 An additional wheelie bin (240l bin) must be provided for portion A.

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 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 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 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.4 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
- 7.5 The above conditions are to be complied with in stages.
- 7.5.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 7.5.2 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
- 7.5.3 Proof of compliance for the requirements associated with long term operations must be available on request.



LH Smith

SENIOR MANAGER: INFRASTRUCTURE MANAGEMENT

I:\INFRASTRUCTURE MANAGEMENT\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2026\Comments\Erf 3784 & 3793, Paarl
- Road closure, rezoning, servitude and consolidation.docx
LHS/bb



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_3793
Date:	18 November 2025
Subject:	APPLICATION FOR ROAD CLOSURE, REZONING, GENERAL PLAN AMENDMENT, SERVITUDE REGISTRATION AND CONSOLIDATION: ERVEN 3784 (KLEIN BOS-EN-DAL STREET) AND 3793 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\3793