



DRAKENSTEIN

MUNISIPALITEIT • MUNICIPALITY • UMASIPALA

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customercare@drakenstein.gov.za
Civic Centre, Berg River Boulevard, Paarl 7647

Enquiries: C van der Bank
Contact number: 021-807 4832
Reference: 15/4/1(39832)P
Date: 16 September 2026

CB/JA

Claus Mischker
Headland Town Planners
claus@headland.co.za

Sir

**APPLICATION FOR AMENDMENT OF THE MASTER SITE DEVELOPMENT PLAN: ERF 39351 PAARL
PAARL JUNCTION DEVELOPMENT
APPLICATION FOR DEPARTURE AND APPROVAL OF THE SITE DEVELOPMENT PLAN:
UNREGISTERED ERF 39832 PAARL (SUBDIVIDED ERF 39351 PAARL)
APPLICATION FOR TECHNICAL APPROVAL UNREGISTERED ERF 39832 PAARL (SUBDIVIDED ERF
39351 PAARL)**

Your above-mentioned application (Collaborator Reference 2325233), refers.

1. **Approval** has been granted in terms of Section 60(1)(a) of the Drakenstein Municipality Bylaw on Municipal Land Use Planning, 2018, in respect of subdivided Erf 39351 Paarl for the following:
 - 1.1 The amendment of the approved Master Site Development Plan dated 21 July 2025, which regulates the cumulative permissible development rights in accordance with the 31 878 m² Gross Leasable Area (GLA) threshold for the Paarl Junction Development, to provide for the transfer and reallocation of GLA from other sites within the development to Unregistered Erf 13932 Paarl, thereby increasing the allocated GLA of Unregistered Erf 13932 Paarl, from 1 049 m² to 4 021 m².
 - 1.2 The amended Master Site Development Plan for Erf 39351 Paarl, Plan Reference No P39351/MSDP05 dated 23 September 2025, (**Annexure A1**) and the Gross Leasable Area table, as follows:

Gross Leasable Area (GLA) threshold for the Paarl Junction Development							
Erf	Size	Max coverage		Max GLA	Phase 1 GLA	Permissible GLA	Zoning
39832	9 951m ²	3 980m ²	40%	5 970m ²	(I) 4 021m ²	(I) 4 021m ²	Mixed Use
39833	4 939m ²	1 975m ²	40%	2 963m ²	(I) 300m ²	(I) 300m ²	Mixed Use
39834	24 531m ²	18 700m ²	77%	14 718m ²	(I) 12 953m ²	(I) 12 953m ²	Mixed Use
39835	7 620m ²	38 100m ²	50%	5 334m ²	(I) 3 352m ²	(I) 3 352m ²	Mixed Use
39836	11 283m ²	4 513m ²	40%	6 760m ²	(II) 4 250m ²	(II) 6 000m ²	Mixed Use
39837	5 700m ²	1 958m ²	40%	2 936m ²	(II) 2 106m ²	(II) 2 936m ²	Mixed Use
39838	9 789m ²	4 238m ²	40%	6 357m ²	(II) 0m ²	(II) 2 942m ²	Mixed Use
39839	22 053m ²	0	0	0	0	0	Private Open Space (road)
40932	12 147m ²	9 718m ²	80%	18 220m ²	(I) 4 896m ²	(I) 4 896m ²	Mixed Use
		48 892m ²	45%		Actual 31 878m ² Threshold *31 878m ² Available 0m ²	37 400m ² **37 400m ² 0m ²	
*: GLA threshold 2: 31 878m² (Condition 2.4.2 dated 30/5/2019, as amended by 20/6/2024 PRE approval) **: Max GLA threshold 37 400m² (Condition 2.4.3 in 30/5/2019 approval) (I): GLA as per approved SDPs (II): No SDP approved							

2. **Approval** has been granted in terms of Section 60(1)(a) of the Bylaw on Municipal Land Use Planning, 2018, in respect of the development of Unregistered Erf 39832 Paarl, for the following:

2.1 Permanent departure from the applicable maximum building height restriction of 10m to ±12.05m, in order to accommodate the proposed new building.

2.2 Approval of the Site Development Plan in terms of the existing conditions of approval (**Annexure A2**) and the development parameters as follows:

	Permissible	Proposed
Zoning	Mixed Use Zone for a <i>Big Box Retail</i> Centre	Mixed Use Zone to develop a <i>Commercial gymnasium</i>
Coverage	40% ($\pm 3980\text{m}^2$)	27% ($\pm 2664\text{m}^2$)
FAR	0.6 ($\pm 5971\text{m}^2$)	0.45 ($\pm 4475\text{m}^2$)
GLA	$\pm 4021\text{m}^2$	$\pm 3876\text{m}^2$
Height	10 meters (2.5 Storeys)	± 12.050 meters
Building line		
North	10m	10m
East	5m	5m
South	2m	2m
West	2m	2m
Parking Ratio 4/100m²	127 parking bays	219 Parking bays
Access	From internal road Erf 39839	
Servitudes	Electrical servitudes $\pm 15\text{m}^2$ Electrical servitude $\pm 13\text{m}^2$ Water services Servitude $\pm 569\text{m}^2$	

3. **Approval** has been granted in terms of Section 13(2)(d) of the Municipal Zoning Scheme Bylaw, 2018, in respect of Unregistered Erf 39832 Paarl, for Technical Approval the development of business with a floor area exceeding 2 000 m² for used as a commercial gymnasium.
4. The approvals above shall be subject to the following conditions, laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
 - 4.1 Adherence to the conditions set by the Drakenstein Municipality: Civil Engineering Services Division as set out in its memorandum 15/4/1 (39832)P (2582) dated 19 June 2026, (**Annexure G**).
 - 4.2 Adherence to the conditions set by the Drakenstein Municipality: Electro Technical Services Division as set out in its memorandum 8/2/5_39832 dated 11 December 2025, (**Annexure H**).

- 4.3 The development shall be in accordance with the approved site development plan and subject to approval from the Paarl Junction Property Association. Any deviation from the approved site development plan, shall be subject to further approval.
- 4.4 Only one electrical cable connection per erf is allowed.
- 4.5 Unregistered Erf 39382 Paarl forms part of the established Paarl Junction Property Owners Association as established on subdivided Erf 39351 Paarl, and must therefore take note of the following conditions, applicable to the overall Paarl Junction development:
 - 4.5.1 The developer shall apply and connect to the future municipal wastewater services as soon as such services become available.
 - 4.5.2 Depending on the scale of any future expansion of the development, the Municipality may require the submission of additional Civil Engineering Specialist Reports should the developer propose any further increase in the approved Gross Leasable Area (GLA).
 - 4.5.3 Should the Municipality, at any stage in future, be required to take over the ownership and maintenance of any civil engineering infrastructure, the property owners shall ensure that all water and wastewater connections comply with the applicable municipal standards and by-laws.
 - 4.5.4 Where bulk engineering services are to be installed by the developer in lieu of BICLs payable, the developer shall appoint a consulting engineer from the Municipality's consultant roster for the design and construction of such engineering services. The applicable rates of appointment shall not exceed the approved rates prescribed in the Municipal roster.
 - 4.5.5 An amended services agreement shall be concluded prior to the commencement of construction. The agreement shall, where applicable, provide for the appointment and funding of any new works common to the development area, including, but not limited to, road network upgrades, sewage treatment works upgrades, bulk water supply upgrades and sewage network upgrades.

- 4.6. Based on the information submitted with the application, a Bulk Infrastructure Contribution Levy (BICL) is payable by the developer. The property owner shall be responsible for the payment of Development Charges prior to the approval of building plans.
 - 4.7. No buildings or structures may be erected, or existing structures altered, without the approval of building plans by Council.
 - 4.8. Should the applicant fail to comply with any of the above-mentioned conditions of approval, the Council reserves the right to impose further conditions in future if deemed necessary.
 - 4.9. The applicant must take note of the conditions as laid down in the comments from the South African Roads Agency dated 29 April 2026, (**Annexure E**).
 - 4.10. The applicant must take note of the conditions as laid down by the Western Cape Department of Transport dated 15 April 2026, (**Annexure F**).
5. The following be regarded as the reasons for the decision:
- 5.1. The erf is situated within the Paarl Junction Property Owners Association and consent from the said association was obtained.
 - 5.2. According to the Spatial Development Framework, 2018 the Ben Barnard area (Focus Area 7) is under pressure for intensified industrial development, and it is recommended that mixed land uses are supported.
 - 5.3. The proposed development of a commercial gymnasium is in line with the approved land use rights and development parameters and is not expected to have a detrimental impact on residents of the surrounding area.

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

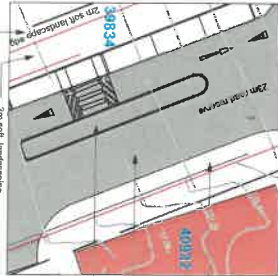


H. G. STRIJDOM
LAND DEVELOPMENT PLANNING

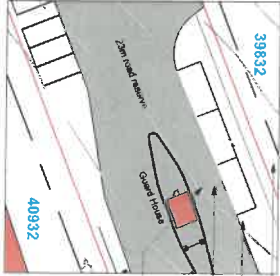
Schedule of Rights

Actual assigned G.A.		PERMISSIBLE G.A.		ZONING	
ERF	EXTENT	MAX COVERAGE	theoretical max G.A.	PHASE 1 G.A.	
39832	9 951 m ²	3 860 m ²	40%	(2) 4 021 m ²	Mixed Use
39833	4 839 m ²	1 979 m ²	40%	(1) 8 010 m ²	Mixed Use
39834	24 531 m ²	18 700 m ²	77%	(1) 12 853 m ²	Mixed Use
39835	6 620 m ²	38 100 m ²	50%	(1) 3 352 m ²	Mixed Use
39836	11 568 m ²	1 558 m ²	40%	(2) 6 000 m ²	Mixed Use
39837	5 700 m ²	1 558 m ²	40%	(2) 2 582 m ²	Mixed Use
39838	9 788 m ²	4 238 m ²	40%	(2) 2 582 m ²	Mixed Use
39839	22 035 m ²	0	0	(2) 2 582 m ²	Private Open Space (road)
40932	12 142 m ²	9 718 m ²	80%	(2) 4 896 m ²	Mixed Use
		48 892 m ²	45%		
				actual 31 878 m ²	
				threshold 37 400 m ²	
				available 0 m ²	
				37 400 m ²	
				37 400 m ²	

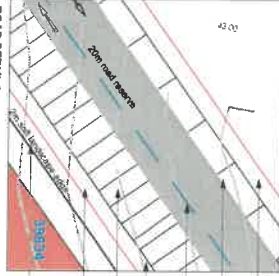
*G.A. threshold 2 31 878 m² (condition 2.4.2 dated 30/5/2019, as amended by 20/6/2024 PRE approval)
**Max G.A. threshold 37 400 m² (per condition 2.4.3 in 30/5/2019 approval)
††G.A. per approved SDPs
†††m SDP approved yet



ROAD DETAIL 1



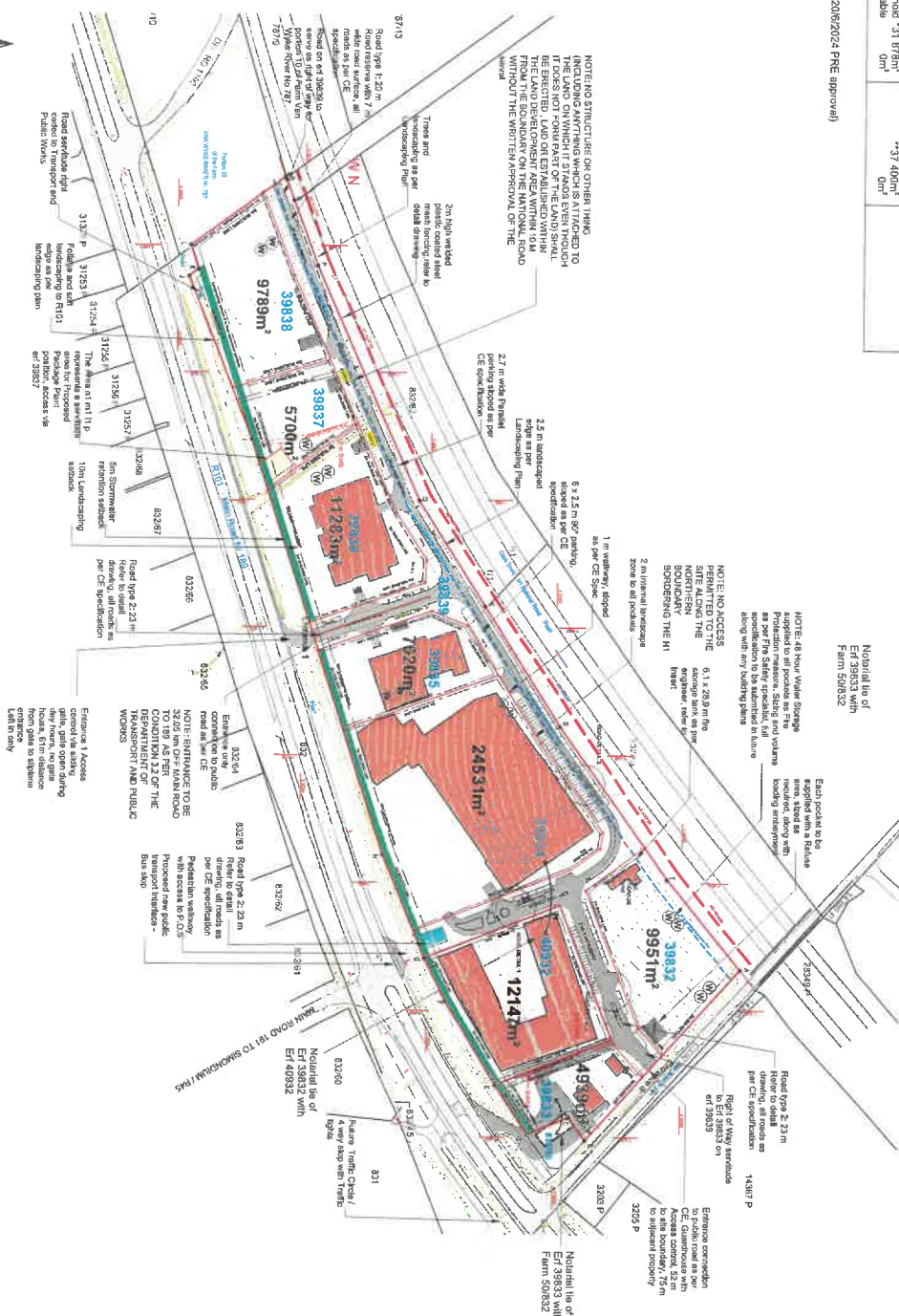
ROAD DETAIL 2



ROAD DETAIL 3

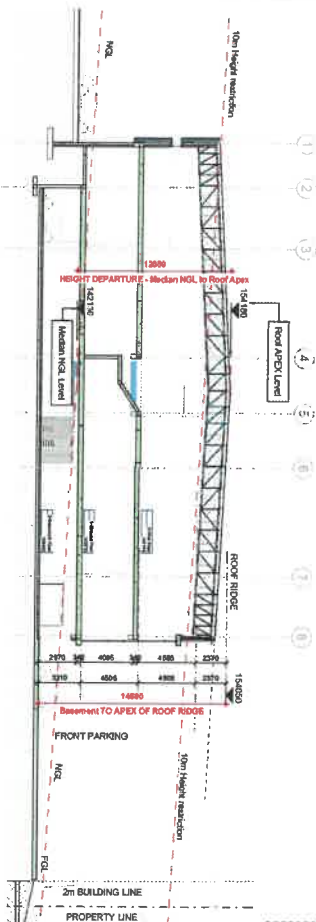


SITE PLAN
Scale 1: 2000 on A1

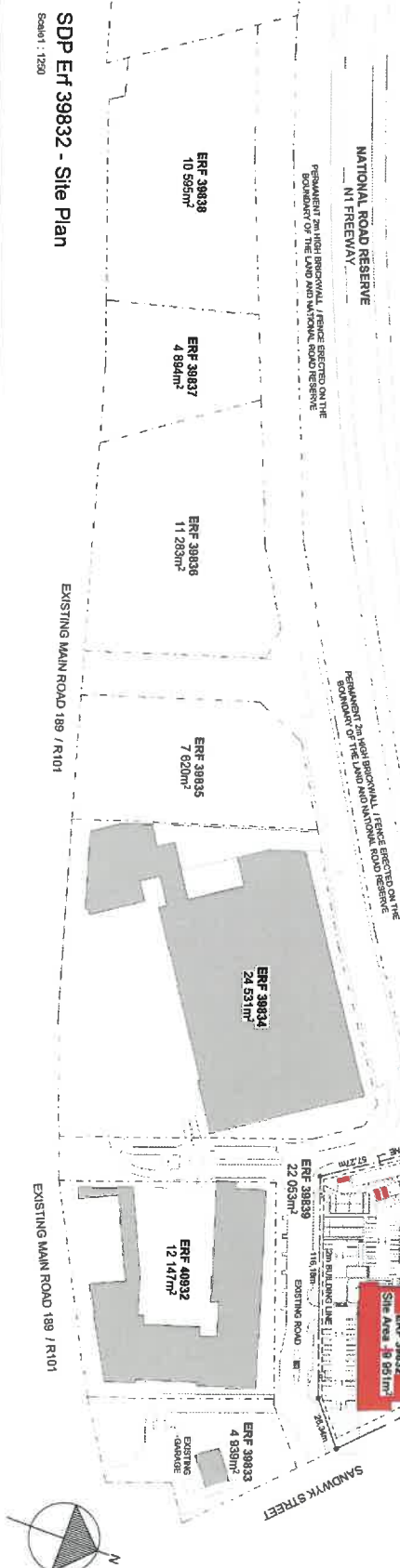


NGL - Height Departure Diagram

Scale 1 : 204



		Parking Requirements (Deductions)		Parking Fee (Contractor)
Concrete	4400 sqm	Asm	Per Sq Meter	
Vibrant Asph				
Vibrant Asph	Asphalt / Concrete	444 sqm	4 km ³ / 100m ³	15
Vibrant Asph	Concrete	711 sqm	0 km ³ / 100m ³	72
Vibrant Asph	Gravel	88 sqm	0 km ³ / 100m ³	0
Vibrant Asph	Gravel	159 sqm	0 km ³ / 100m ³	0
Vibrant Asph	Gravel	341 sqm	0 km ³ / 100m ³	0
Vibrant Asph	Gravel	88 sqm	0 km ³ / 100m ³	0
Vibrant Asph	Gravel	4 km ³ / 100m ³	0 km ³ / 100m ³	159
Paved Coats	Paved Coats	444 sqm	4 km ³ / 100m ³	15
Paved Coats	Paved Coats	444 sqm	4 km ³ / 100m ³	15
Grand Total	Grand Total	4444 sqm	4444 sqm	127

[illegible][illegible]

SITE DEVELOPMENT PLAN

FOR INFORMATION	DESIGN DEVELOPMENT
SKETCH PLAN	FINER
SOP	CONSTRUCTION
MUNICIPAL SUBMISSION	AS BUILT

TCRPV ARCHITECTS
1 Rockwell Circle
Rogersville Office
Park
Uniontown
43080

tc
rpv

TCRPV ARCHITECTS
144 + 27 31 562 3625
Email: info@tcrpv.co.za
www.tcrpv.co.za

Virgin Active - Winelands Square

Arctic Properties 500 (Pty) Ltd

Erft 38032, Paarl Junction Development, R101, Paarl, Western Cape

Masterplan

SDP Erf 39832 - Site Plan
Scale: 1" = 1250'

Scale 01 : 1250

[illegible]

Scale 1 : 250



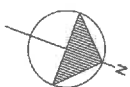
LEGEND - SERVICES

Altimeter and external services, such as sewer, stormwater, water supply and fire protection, etc. is Engineering, design and the construction, specification.

Services - Sewer (New)	_____
Services - Sewer (Existing)	_____
Services - Stormwater (New)	_____
Services - Stormwater (Existing)	_____
Services - Water Supply (New)	_____
Services - Water Supply (Existing)	_____
Services - Fire (Existing)	_____

[illegible][illegible]

Scale1 : 250

[illegible]

Comments	Signature
Client Arcis Properties 500 (pty) Ltd Name TODAY Architects - Ralph Thorneil (add.)	

TRUPP ARCHITECTS
1 Piedmont Circle
Rogersville Office
Park
Lynchburg
4300

tc
rpv

TEL +27 31 502 3625
Email info@trupp.co.za
www.trupp.co.za

PROJECT NUMBER
Virgin Active - Winelands Square
Contract
Arctic Properties 500 (Pty) Ltd

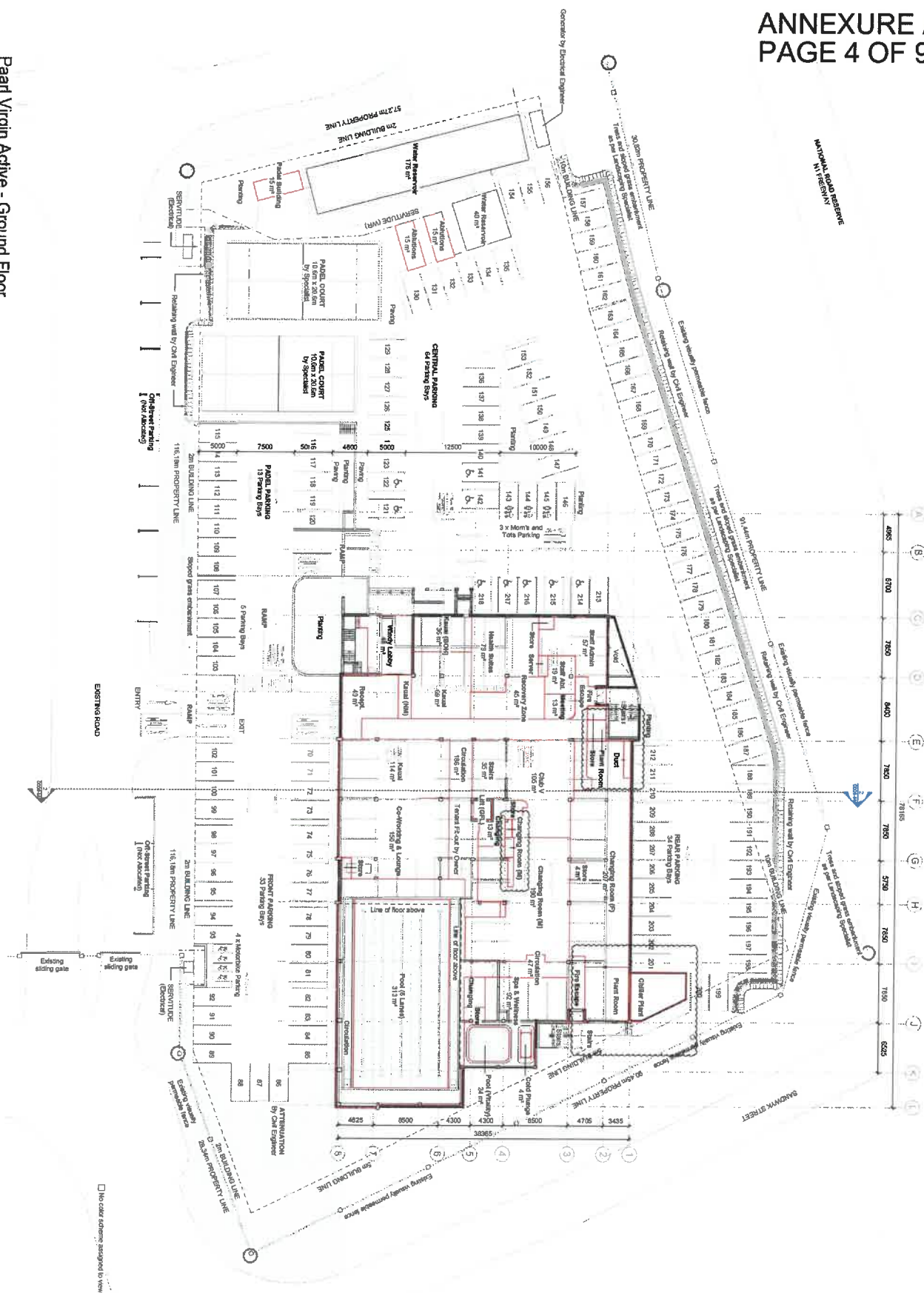
PROJECT ADDRESS
Er738832, Paarl Junction Development, R104, Paarl,
Western Cape

Basement Floor

Virgin Active WS	-	0003-M	D
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Paarl Virgin Active - Ground Floor

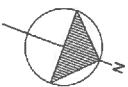
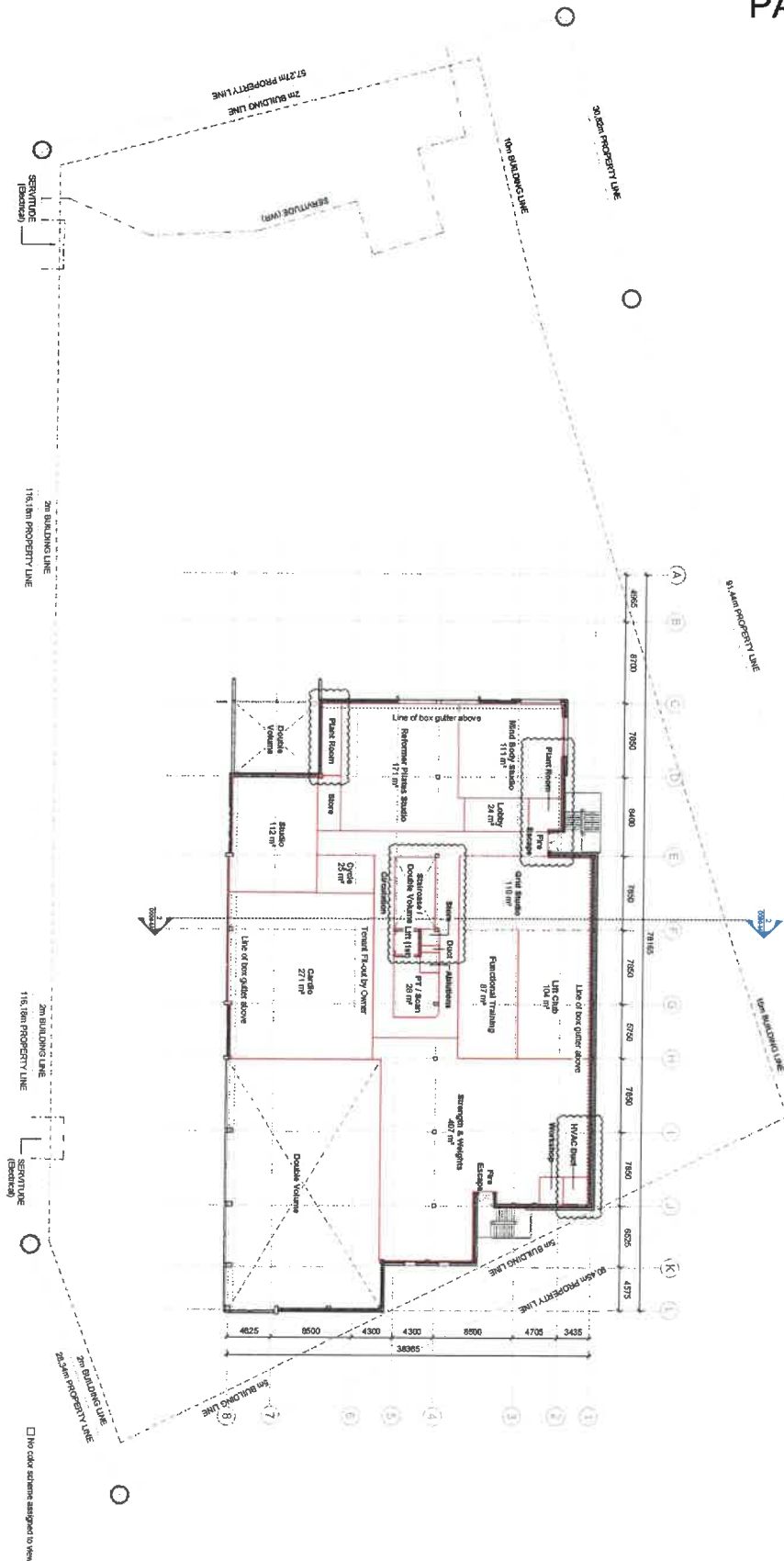
Scale: 1:250



CONTRACT NOTICE This document is a contract between the Client and the Contractor. It contains the terms and conditions of the contract. It is a legal document and should be read carefully.		REVISIONS <table border="1"> <thead> <tr> <th>No.</th><th>Description</th><th>Date</th><th>By</th></tr> </thead> <tbody> <tr> <td>1</td><td>Initial design</td><td>2023-01-14</td><td>SA</td></tr> <tr> <td>2</td><td>Revised design</td><td>2023-01-14</td><td>SA</td></tr> <tr> <td>3</td><td>Final design</td><td>2023-01-14</td><td>SA</td></tr> </tbody> </table>		No.	Description	Date	By	1	Initial design	2023-01-14	SA	2	Revised design	2023-01-14	SA	3	Final design	2023-01-14	SA
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1	Initial design	2023-01-14	SA																
2	Revised design	2023-01-14	SA																
3	Final design	2023-01-14	SA																
CLIENT INFORMATION Client Name: Arctic Properties 500 (Pty) Ltd Contact Person: Mr. T. J. van der Merwe Address: 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.		CONTRACT INFORMATION Contract No: 0004-M Date: 2023-01-14 Status: In Progress																	

Paarl Virgin Active - First Floor
Scale 1 : 250

Scale 1 : 250

[illegible]

FOR INFORMATION	DESIGN DEVELOPMENT
SKETCH PLAN	CONCEPT
SID	CONSTRUCTION
MUNICIPAL SUBMISSION	AS BUILT

CONTACTS	Company	Sigmar
Name		
Address Properties 500 (Pty) Ltd		
Average		
TORBY Architects - Rhys Thornton (6041)		
TORBY ARCHITECTS		
1 Rosedale Circle Parklands Office Parklands Lisburnga 4200		
(+67 2) 92 3025 E-mail info@torby.co.za web http://www.torby.co.za		

Virgin Active - Winelands Square

Arctic Properties 500 (Pty) Ltd

Er 39832, Paarl Junction Development, R101, Paarl,
Western Cape

First Floor

Virgin Active WS	-	0005-M	D
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Scelto 1 : 200



Scale 1 : 100

[illegible]

Comments	City	County	Signature
Acute Properties 500 (Pty) Ltd			
Approved			
TG099 Architects - Philip Thornton (2041)			

[illegible]

[illegible][illegible]

FINISHED LOGS	
Black Walnut (Whiteheart)	
Black Walnut (Facecheck)	
Timber Screen	
Medal Shaping (Dark)	
Cassia	

[illegible][illegible][illegible]



3D View 1 - Aerial View of Overall Site
Scale 1 : 1

CONTRACT NOTICE

THIS DOCUMENT IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S DESIGN AND CONSTRUCTION OF THE PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ARCHITECT'S CONTRACT WITH THE CLIENT. THE ARCHITECT'S DESIGN AND CONSTRUCTION OF THE PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ARCHITECT'S CONTRACT WITH THE CLIENT.

GENERAL NOTES

1. THE ARCHITECT'S DESIGN AND CONSTRUCTION OF THE PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ARCHITECT'S CONTRACT WITH THE CLIENT. THE ARCHITECT'S DESIGN AND CONSTRUCTION OF THE PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ARCHITECT'S CONTRACT WITH THE CLIENT.

REVISIONS

NO.	REVISION	DATE
1	ISSUED FOR RFP	2023-03-11
2	ISSUED FOR RFP	2023-03-11
3	ISSUED FOR RFP	2023-03-11
4	ISSUED FOR RFP	2023-03-11
5	ISSUED FOR RFP	2023-03-11
6	ISSUED FOR RFP	2023-03-11
7	ISSUED FOR RFP	2023-03-11
8	ISSUED FOR RFP	2023-03-11
9	ISSUED FOR RFP	2023-03-11
10	ISSUED FOR RFP	2023-03-11

FOR INFORMATION	FOR INFORMATION
SKETCH PLAN	SKETCH PLAN
CONSTRUCTION	CONSTRUCTION
CONSTRUCTION	CONSTRUCTION
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CONSTRUCTION	CONSTRUCTION
CONSTRUCTION	CONSTRUCTION
CONSTRUCTION	CONSTRUCTION
CONSTRUCTION	CONSTRUCTION

SITE DEVELOPMENT PLAN

Client	Arctic Properties 500 (Pty) Ltd
Address	Arctic Properties 500 (Pty) Ltd
Project Name	Arctic Properties 500 (Pty) Ltd
Project Address	Arctic Properties 500 (Pty) Ltd
Project Address	Arctic Properties 500 (Pty) Ltd
Project Address	Arctic Properties 500 (Pty) Ltd
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Project Address	Arctic Properties 500 (Pty) Ltd
Project Address	Arctic Properties 500 (Pty) Ltd
Project Address	Arctic Properties 500 (Pty) Ltd
Project Address	Arctic Properties 500 (Pty) Ltd

Virgin Active - Winelands Square

Arctic Properties 500 (Pty) Ltd

Er3 38832, Paarl Junction Development, R101, Paarl, Western Cape

Perspectives 1

Project Name	Virgin Active WS	Client Name	0003-M	Project Address	D
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3D View 2 - Main Entrance
Scale 1 : 1



3D View 3 - Paarl Junction Entrance
Scale 1 : 1



3D View 4 - N1 Freeway
Scale 1 : 1



3D View 5 - N1 Freeway
Scale 1 : 1

GENERAL NOTES

1. THE DRAWING IS TO BE USED IN CONNECTION WITH THE VIRGIN ACTIVE DEVELOPMENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

2. THE DRAWING IS TO BE USED IN CONNECTION WITH THE VIRGIN ACTIVE DEVELOPMENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

3. THE DRAWING IS TO BE USED IN CONNECTION WITH THE VIRGIN ACTIVE DEVELOPMENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

4. THE DRAWING IS TO BE USED IN CONNECTION WITH THE VIRGIN ACTIVE DEVELOPMENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

5. THE DRAWING IS TO BE USED IN CONNECTION WITH THE VIRGIN ACTIVE DEVELOPMENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

REVISIONS		DATE	BY	REASON
A	2024.12.14	Revised to 3D/2D	Author	Revised to 3D/2D
B	2024.12.14	Revised to 3D/2D	Author	Revised to 3D/2D
C	2024.12.14	Revised to 3D/2D	Author	Revised to 3D/2D
D	2024.12.14	Revised to 3D/2D	Author	Revised to 3D/2D

FOR INFORMATION	
SKETCH PLAN	CONSTRUCTION
EXPERIENCE	SKETCH PLAN
EXPERIENCE	SKETCH PLAN

SITE DEVELOPMENT PLAN	
DATE	2024.12.14
BY	Author
REASON	Revised to 3D/2D

Client	Virgin Active 500 (Pty) Ltd
Address	Arctic Properties 500 (Pty) Ltd
ICDP/Architect	ICDP/Architect - 7777777777 (0841)

ICDP/Architect	ICDP/Architect - 7777777777 (0841)
ICDP/Architect	ICDP/Architect - 7777777777 (0841)
ICDP/Architect	ICDP/Architect - 7777777777 (0841)

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ICDP/Architect	ICDP/Architect - 7777777777 (0841)
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ICDP/Architect	ICDP/Architect - 7777777777 (0841)
ICDP/Architect	ICDP/Architect - 7777777777 (0841)

ANNEXURE E SANRAL



BUILDING SOUTH AFRICA
THROUGH BETTER ROADS

Reference: W11/4/3-1/1-30

Fax Number: +27 (0) 21 910 1966

Date: 29 April 2026

Direct Line: +27 (0) 21 957 4600

Email: Dverss@nra.co.za

Website: www.nra.co.za

Mr Clause Mischker
Headland Planners (Pty) Ltd
PO Box 197
Edgemead
7407

Dear Mr Mischker

NATIONAL ROUTE 1 SECTION 1: PROPOSED NEW BUILDING ON ERF 39832 OF PAARL JUNCTION, PAARL

As referenced in the application.

The South African National Roads Agency SOC Limited (SANRAL) herewith approved the proposed additions, as per the Site Development Plan, with drawing numbers 001-M, 002-M, 003-M, 004-M, 005-M, 006-M, 007-M, 008-M, 009-M all dated 6 February 2026, by TCRPV Architects in terms of Section 48 of The South African National Roads Agency Limited and National Roads Act, 1998, subject to the following conditions:

1. Building restriction area

A 10m building restriction area is applicable, no structures within the building restriction area would be allowed.

2. Costs and indemnity

2.1 SANRAL shall not be involved in any expenditure in connection with and shall not be responsible or liable for:

- the erection of any structures
- any financial expenditure or loss in the event of SANRAL ordering the removal or shifting or relocation of anything related to this approval.
- any financial responsibility or liability for any claim from the applicant which may occur from the lapsing of the approval.

2.3 Any action taken by the applicant in connection with the approval, shall be regarded as an acceptance and compliance with the conditions including the indemnity.

Western Cape: 1 Havenga Street, Oakdale, Bellville, 7530, Private Bag X19, Bellville, 7535 | Telephone +27 (0) 21 957 4600 Fax +27 (0) 21 910 1966
Email info@sanral.co.za | Visit us at www.sanral.co.za

Directors: Mr P Phil (Chairperson), Dr I Vadi, Ms O Motsosi, Ms R Buthelezi, Ms R Blaauw, Mr Molsatsing, Mr M Fakir, Mr R Demana (CEO) | Company Secretary: Advocate S Linda

Reg. No. 1998/009584/30. An agency of the Department of Transport.

3. Validity period

3.1 This approval shall lapse -

- unless the structures are completed within a period of twelve (12) months from the date of approval by SANRAL, provided that the applicant may, prior to the date of expiry, apply in writing for an extension of the completion period; and
- in the event of the applicant not complying with any of the conditions as imposed by SANRAL.

4. Additional legal requirements

- This approval shall bind any successor-in-title to the land on which the structures have been established.
- This approval does not exempt the applicant from the provisions of any other Act.

5. Access

- No direct access to or egress from the national road will be permitted.

6. Advertisement

No free standing advertising signs will be allowed in terms of Regulations of Advertising on or visible from the National Road as published in Government Gazette no 6968 dated 22 December 2000.

Kindly note that this approval does not exempt the applicant from any other provisions of the above-mentioned or any other Act.

Yours Sincerely



.....
R Cable
PROVINCIAL HEAD

32089876



Ref: DOI/CFS/RN/LU/BPL-10/212 (Application No: 2026-03-0019)

The Municipal Manager
Drakenstein Municipality
PO Box 1
Main Street
PAARL
7622

Attention: Ms C van der Berg

Dear Madam

ERF 39832, PAARL (PAARL JUNCTION): MAIN ROAD 189: APPLICATION FOR SITE DEVELOPMENT PLAN, HEIGHT DEPARTURE, MASTER SDP, AND TECHNICAL APPROVAL

1. The following refer:
 - 1.1. The application by EDS Engineering received on 23 February 2026; and
 - 1.2. This Branch's letter App No.: 2025-07-0093 dated 25 July 2025.
2. This application is for Erf 39832, which forms part of the larger Paarl Junction development which had limitations placed on the amount of GLA it could develop based on road upgrades.
3. As per this Branch's letter referenced in 1.2) above the GLA allowed was increased 31878m².
4. This application is for the following:
 - 4.1. Technical approval of a business larger than 2 000m² GLA;
 - 4.2. Approval of an SDP;
 - 4.3. Height departure to 13.73m in lieu of 10m;
 - 4.4. Amendment of the Master SDP which deals with the cumulative permissible rights per the 31 878m² GLA threshold, in that there is a transfer of GLA from other sites to allow erf 39832 to proceed at 4 021m² (instead of 1 049m² currently shown on the Master SDP).

5. It is noted that the with the proposed development of Erf 39832, the total GLA allowed has been reached, and that any additional release of GLA will require a new Traffic Impact Assessment.
6. Furthermore, a Traffic Impact Assessment has not yet been undertaken to support the approved total GLA of 47 090 m². To date, only 37 400 m² of GLA has been assessed and approved (March 2018) for the overall development, with a further 9 690 m² of GLA for two additional erven approved in May 2018. At present, the approved 37 400 m² of GLA is understood to include the additional 9 690 m². In light of the change in access at approximately km 32.05 from a left-in/left-out configuration to a full access, which will alter traffic patterns to and from the site, a revised Traffic Impact Assessment is required.
7. This Branch offers no objection to applications in terms of the Land Use Planning Act, No. 3 of 2014.

Yours Sincerely



DD FORTUIN

For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH

DATE: 15 APRIL 2026

ENDORSEMENTS

1. Drakenstein Municipality
Attention: Ms C van der Bank (e-mail: cornelia.vanderbank@drakenstein.gov.za)
Attention: Mr L Smith (email: lawrence.smith@drakenstein.gov.za)
2. Consultant: Headland
Attention: Mr C Mischker (e-mail: claus@headland.co.za)
3. EDS Consulting
Attention: Mr J Louw (e-mail: laco@edseng.co.za)
4. District Roads Engineer Paarl (e-mail)
5. Mr E Smith (e-mail)
6. Mr B du Preez (e-mail)
7. Mr F Fakier (e-mail)
8. Mr D Fortuin (e-mail)



DRAKENSTEIN

MUNISIPALITEIT • MUNICIPALITY • UMASIPALA

Paarl | Wellington | Gouda | Saron | Simondium

+27 21 807 4500

www.drakenstein.gov.za

Registry@drakenstein.gov.za

Civic Centre, Berg River Boulevard, Paarl 7647

ANNEXURE G

Memo

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

From: EXECUTIVE DIRECTOR: ENGINEERING SERVICES

Enquiries: LH. SMITH

Collaborator number: 2325233

Reference number: 15/4/1 (39832) P (2582)

Date: 19 June 2026

Subject: APPLICATION FOR SITE DEVELOPMENT PLAN, HEIGHT DEPARTURE, MASTER SITE DEVELOPMENT PLAN AND TECHNICAL APPROVAL: ERF 39832 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 *As access is off a proclaimed main roads, the approval letter from the Provincial Roads Engineer dated 15 April 2026 with reference DOI/CFS/RN/LU/BPL-10/212 (Application no: 2026-03-0019) must be adhered to;*
- 1.3 *The approval letter from SANRAL dated 29 April 2026 with reference W11/4/3-1/1-30) must be adhered to; and*

- 1.4 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 No development is allowed within the 1:50 year flood line and any construction within the 1:100 year flood line must be 1m above the 1:100 year flood line.
- 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 0.02m³/m² roof area.

3 WATER

- 3.1 ***The developer shall be responsible to implement the findings of the GLS report dated 25 March 2026;***
- 3.2 The existing bulk metered connection for the Paarl Junction Development shall remain;
- 3.3 All individual portions must be provided with a separate water connection and a separate water meter to municipal specifications;
- 3.4 All the metered connections must be installed one meter inside the erf boundary of each portion;
- 3.5 Water saving devices shall be installed in toilets, bathrooms and basins;
- 3.6 Any existing system that is to remain shall be upgraded to minimum municipal standards.

4 WASTEWATER SERVICES

- 4.1 ***The developer shall be responsible to implement the findings of the GLS report dated 25 March 2026;***

- 4.2 The applicant shall ensure adherence to the various conditions in the Drakenstein Municipality, Water Services By-law (2014) relating to wastewater effluent discharge;
- 4.3 All individual portions must be provided with a separate wastewater connection be installed one meter inside the erf boundary of each portion;
- 4.4 A connection manhole must be constructed where the connection point terminates to a maximum depth of 800mm; and
- 4.5 All the connections must be installed one meter inside the erf boundary of each portion;
- 4.6 ***The Development shall connect to the future municipal wastewater services when it becomes available; and***
- 4.7 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 body corporate for the removal of such household refuse;
- 5.2 Collection for erf 39832 Paarl will form part of the greater developments collection.

6 BULK INFRASTRUCTURE CONTRIBUTION LEVY'S (BICL's)

- 6.1 Based on the information provided in the application, the Bulk Infrastructure Contribution Levy's payable by the developer is **R 4,888,017.28 (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 = 128 Units x R 13,168.15 = R 1,685,523.20
 - 6.1.2 Sewer = 128 Units x R 13,168.15 = R 1,685,523.20
 - 6.1.3 Roads = 128 Units x R 13,168.15 – 10% Discount = R 1,516,970.88
 - 6.1.4 Stormwater = R 0.00

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 When any bulk engineering services are to be installed by the developer in-lieu of BICL's payable, they shall appoint a consulting engineer, as per relevant service(s) on the Municipality's consultant roster for the design and construction of the engineering service. The rates of appointment shall not exceed the approved rates as per the Municipal roster.**
- 7.4 An amended 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;**
- 7.5 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;**
- 7.6 The developer is responsible for the payment of a Bulk Infrastructure Contribution Levy's (water, sewer, stormwater and roads) which can be discounted against the bulk service cost needed for the development;**
- 7.7 The developer is responsible for the funding of all connections to the bulk services and all internal works;**
- 7.8 The findings of the bulk service capacity analysis carried out by councils consultant GLS Engineers, needs to be implemented simultaneously with the development;**
- 7.9 All of the works, including but not limited to; roads, stormwater, water, sewers, landscaping, irrigation, etc. shall be designed by a suitably registered (ECOSA 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;**
- 7.10 The whole of the works shall fall under the control of a single project manager;**
- 7.11 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;**
- 7.12 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;**
- 7.13 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;

7.14 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;

7.15 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

7.16 The above conditions are to be complied with in stages.

7.16.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;

7.16.2 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

7.16.3 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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39832 Paarl, SDP, Height Departure, Master SDP and Technical Approval final.docx
LHS/gm



ANNEXURE H

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_39832
Date:	11 December 2025
Subject:	APPLICATION FOR SITE DEVELOPMENT PLAN, HEIGHT DEPARTURE, MASTER SDP AND TECHNICAL APPROVAL: ERF 39832 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 division - Chief Engineering Technician).

3. GENERAL

- 3.1. NRS069 Network recovery cost will apply and will be calculated according to the following as indicated in approved tariffs: **R5,443.06 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

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