



- A) FIGURE ABCD REPRESENTS ERF 400 PAARL, IN EXTENT 2534m<sup>2</sup> AND ZONED MIXED-USE (DRAKENSTEIN ZONING SCHEME BYLAW 2018)
- B) THE PROPERTY IS TO BE SUBDIVIDED INTO PORTION A (114.3m<sup>2</sup>), PORTION B (ROAD) (116m<sup>2</sup>), PORTION C (ROAD) (5m<sup>2</sup>) AND A REMAINDER AS INDICATED
- C) PORTIONS A AND THE REMAINDER ARE TO REMAIN ZONED MIXED-USE, WHILE PORTIONS B AND C IS TO BE DEEMED ZONED TRANSPORT ZONE I.T.O. SECT. 8(2) OF THE DRAKENSTEIN ZONING SCHEME BYLAW 2018

ZONING: SECTION 21(2) AND 38(1)(i) OF DRAKENSTEIN BYLAW ON MUNICIPAL LAND USE PLANNING 2018 AND SECTION 8(2) AND OF DRAKENSTEIN BYLAW ON MUNICIPAL LAND USE PLANNING 2018

PORTION A: MIXED-USE  
REMAINDER: MIXED-USE  
PORTIONS B AND C: TRANSPORT ZONE



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

## ERF 400 PAARL PROPOSED PLAN OF SUBDIVISION

Ref.  
WF1  
Date  
11/3/2025

Base Info  
ALBERT GEIGER  
Scale  
1:400 (A4)





# Memo

<b>To:</b>	EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE (ATTENTION: H. LOUW)
<b>From:</b>	EXECUTIVE DIRECTOR: ENGINEERING SERVICES
<b>Enquiries:</b>	LH. SMITH
<b>Collaborator number:</b>	
<b>Reference number:</b>	15/4/1 (400) P (965)
<b>Date:</b>	01 July 2025
<b>Subject:</b>	APPLICATION FOR PROPOSED SUBDIVISION & SUBSTITUTION OF SITE DEVELOPMENT PLAN, ERF 400, 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; and
- 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 *Depending on the scale of development on Portion A, an additional Storm Water Management Report may be requested;*

- 2.2 Any new storm water networks will be the responsibility of the developer, including all internal and bulk connectors;
- 2.3 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
- 2.4 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 0.02m<sup>3</sup>/m<sup>2</sup> roof area.

### **3 WATER**

- 3.1 *Depending on the scale of development on Portion A, a updated GLS Report may be requested;*
- 3.2 The Remainder is to retain its existing water connection;
- 3.3 The connections must be located one meter inside the erf boundary;
- 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 *Depending on the scale of development on Portion A, a updated GLS Report may be requested;*
- 4.2 The Remainder is to retain its existing wastewater connection;
- 4.3 The connections must be located 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 with the development for the removal of such household refuse; and
- 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.

### **6 DEVELOPMENT CHARGES**

- 6.1 Based on the information provided in the application, no Development Charges are payable by the developer. However, Development Charges will be re-calculated at the time Portion A is to be developed.

## **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 develop Portion A;*
- 7.2** The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 7.3** 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;
- 7.4** The whole of the works shall fall under the control of a single project manager;
- 7.5** All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.6** 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
- 7.7** The above conditions are to be complied with in stages.
- 7.7.1** Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 7.7.2** 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
- 7.7.3** Proof of compliance for the requirements associated with long term operations must be available on request.



**LH Smith**

**SENIOR MANAGER: INFRASTRUCTURE MANAGEMENT**

I:\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2025\Comments\Erf 400 Paarl - Application for Proposed Subdivision & Substitution of Site Development Plan - Additional Info - Approval.docx  
LHS/bm



# Memo

<b>To:</b>	Senior Manager: Land Development Management For attention: H Strijdom/C van der Bank/E Cyster
<b>From:</b>	Manager: Planning and Customer Services
<b>Enquiries:</b>	L Laing
<b>Reference number:</b>	8/2/5_400
<b>Date:</b>	12 January 2025
<b>Subject:</b>	<b>PROPOSED SUBDIVISION AND SUBSTITUTION OF SITE DEVELOPMENT PLAN, ERF 400, PAARL</b>

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. The installation must be changed as such that each proposed subdivided erf is supplied from the street boundary. All wireways within each proposed subdivided property will be wired in such a way that there are no cross feeds over erven.
- 2.3. No trees or any type of structures may be erected under or near any new or existing electrical infrastructure.
- 2.4. All electrical equipment shall comply with Drakenstein Municipality standards and have twenty-four-hour access for maintenance purposes.
- 2.5. 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.
- 2.6. The developer is required to include measures to improve energy efficiency for any additional load requirement to the existing electrical supply.
- 2.7. It may be requested to register service servitudes where existing and or new infrastructure will or have been installed.

2.8. A service level agreement between the municipality and the owner or developer of above-mentioned erf must be arranged at Electro-Technical Service 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: **R4 687.00 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.
- 3.2. 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 Services Department (Service section) on the day the service is rendered or as the case may be.
- 3.6. The Manager: Planning and Customer Services with reference to the services and conditions has no objection to this application.

Yours faithfully



**L LAING**

**MANAGER: PLANNING AND CUSTOMER SERVICES**

I:BEPLAN\_3\Sub\_Divisions\_Rezoning\202425\400



# Memo

<b>To:</b>	<b>LAND DEVELOPMENT PROCESSING AND FACILITATION SECTION</b>	
	<b>J MEYER</b>	<b>(EXT: x4836)</b>
<b>From:</b>	<b>HERITAGE SERVICES SUB-SECTION</b>	
<b>Enquiries:</b>	<b>CLIVE THEUNISSEN</b>	<b>(EXT: x4818)</b>
<b>Collaborator number:</b>	<b>2206952</b>	
<b>Reference number:</b>	<b>15/4/1(400)P</b>	
<b>Date:</b>	<b>22 OCTOBER 2024</b>	
<b>Subject:</b>	<b>PROPOSED SUBDIVISION AND SUBSTITUTION OF SITE DEVELOPMENT PLAN IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BY-LAW ON MUNICIPAL LAND USE PLANNING, 2018: ERF 400, PAARL</b>	

## RECEIVED APPLICATION ON 21 OCTOBER 2024

### 1. PROPOSAL

The proposal entails the subdivision of Erf 400, Paarl, into four portions (Portion A measuring approximately 1247m<sup>2</sup>, Portion B [Public Road] measuring approximately 12m<sup>2</sup>, Portion C [Public Road] measuring approximately 5m<sup>2</sup>, and a Remainder measuring approximately ±1270m<sup>2</sup> in extent) and the substitution of the previous Site Development Plan with the revised Conceptual Site Development Plan.

### 2. EVALUATION

#### 2.1 DRAKENSTEIN HERITAGE SURVEY 2013

In terms of the Drakenstein Heritage Survey 2013, the proposal is located within the proposed Paarl Heritage Overlay Zone and the site is graded as a Grade 3C heritage resource.

#### 2.2 DRAKENSTEIN MUNICIPAL ZONING SCHEME BYLAW 2018

In terms of the Drakenstein Municipal Zoning Scheme Bylaw 2018, the proposal is located within the Special Character Protected Area Overlay Zone of Paarl.



### 3. CONCLUSION

In view of the above the proposed subdivision of Erf 400, Paarl, into four portions (Portion A measuring approximately 1247m<sup>2</sup>, Portion B [Public Road] measuring approximately 12m<sup>2</sup>, Portion C [Public Road] measuring approximately 5m<sup>2</sup>, and a Remainder measuring approximately ±1270m<sup>2</sup> in extent) and the substitution of the previous Site Development Plan with the revised Conceptual Site Development Plan, is supported on condition that:

- Any proposed development on Portion A must be submitted to the Drakenstein Heritage Advisory Committee for comment;
- The proposed development must be in accordance with the character and scale of the surrounding townscape; and
- The development must not impact on the significance of the existing heritage resources.

.....  
**W HENDRICKS**  
**MANAGER: SPATIAL PLANNING**