



Enquiries: C v/d Bank
Contact number: 021 807 4832
Reference: 15/4/1 (40932) P
Date: 28 January 2025

CB/JA
15/4/1(40932) P

Claus Mischker
Headland Town Planners
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Sir

APPLICATION FOR PERMANENT DEPARTURE AND AMENDMENT OF THE APPROVED SITE DEVELOPMENT PLAN: ERF 40932 PAARL (CONSOLIDATED PORTIONS 76 AND 84 OF FARM 832 PAARL DIVISION), PAARL JUNCTION

Your above-mentioned application (Collaborator Reference 2134690) refers.

1. **Approval** has been granted in terms of Section 60(1)(a) of the Bylaw on Municipal Land Use Planning, 2018, for the following:
 - 1.1 **Permanent Departure** in order to relax the on-site parking ratio of 4 parking bays per 100m² GLA to 2 parking bays per 100m², subject to the following:
 - 1.1.1 The registration of a legally binding notarial tie between Erven 39834 Paarl and Erf 40932 Paarl as required in terms of Clause 42.1(3)(c) of the Drakenstein Zoning Scheme Bylaw, 2018 for the provision of off-site parking for Erf 40932 Paarl.
 - 1.1.2 The registration of a parking servitude over Erf 39839 Paarl (internal road) for the reservation of 21 off-site parking bays in favour of Erf 40932 Paarl prior to the approval of building plans as indicated on (Annexure B).
 - 1.2 **Amendment** of the approved Site Development Plan dated 31 May 2019 for the development of Erf 40932 Paarl. The Site Development Plan will be superseded with the Site Development Plan drawn by TCRPV Architect (Drawing number 4228-TCR-10030 Rev S4), dated 22 October 2024, (Annexure A).



2. Adherence to the conditions as set by Land Development Management:
- 2.1 The approval as stated in paragraph 1.1 -1.2 above shall not be construed as authority to depart from any legal prescriptions or requirements;
- 2.2 Shared parking may not be allocated to individual users on an exclusive use basis or sold by sectional title to individual unit holders.
- 2.3 The following land use development parameters shall apply:

SCHEDULE OF RIGHTS		
ERF 40932 PAARL		
Size: 1.2147ha		Zoning: Mixed Use Zone
ZONING INFORMATION		
Permissible	Control	Actual
2.5 Storeys	Height Restriction	2.5 Storeys (10m)
80% (±9717.6m²)	Coverage	56% (±6800m²)
1.5	Floor Area Ratio	0.42
±9690m²	Gross Floor Area (GLA)	±4896m²
	Building lines	
2m	North	3m
2m	East	3m
5m from stormwater servitude (5m wide)	South	5m
2m	West	3m
From internal road Erf 39839	Access	From internal road Erf 39839 only
Parking		
Total number of bays <i>provided on site subject to a parking departure</i>	102 bays at a ratio of 2 parking bays per 100m² GLA (4896m²)	
Total number of bays <i>provided off site</i> (servitude over Erf 39839 Paarl)	21	
Notarial agreement with Erf 39834 for surplus parking	46	
Total of bays allocated to Erf 40932 Paarl servitude	169 bays	

- 2.4 No buildings or structures may be erected, or existing structures altered, without the approval of building plans by Council; and
- 2.5 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.

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

- 3.1 The erf is situated within the Paarl Junction Property Association and consent from the said association was obtained.
- 3.2 According to the Spatial Development Framework, 2018 the Ben Bernhard area (Focus Area 7) is under pressure for intensified industrial development and it is recommended that mixed land uses are supported.
- 3.3 Comments from the relevant internal departments as well as the Department of Transport and Public Works were obtained.
- 3.4 Where two or more uses combine to share a common parking area, parking requirements may be reduced with the Municipality's permission.

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 from the date of registration of the letter. 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 of their right of appeal – proof of notification must be provided. 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
MANAGER: LAND DEVELOPMENT MANAGEMENT

GENERAL NOTES		DATE
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.		
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.		
3. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.		
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.		
5. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.		
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.		
7. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.		
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.		
9. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.		
10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.		

REVISIONS		DATE
NO.	DESCRIPTION	
1	ISSUED FOR PERMIT	
2	ISSUED FOR PERMIT	
3	ISSUED FOR PERMIT	
4	ISSUED FOR PERMIT	
5	ISSUED FOR PERMIT	
6	ISSUED FOR PERMIT	
7	ISSUED FOR PERMIT	
8	ISSUED FOR PERMIT	
9	ISSUED FOR PERMIT	
10	ISSUED FOR PERMIT	



SITE DEVELOPMENT PLAN

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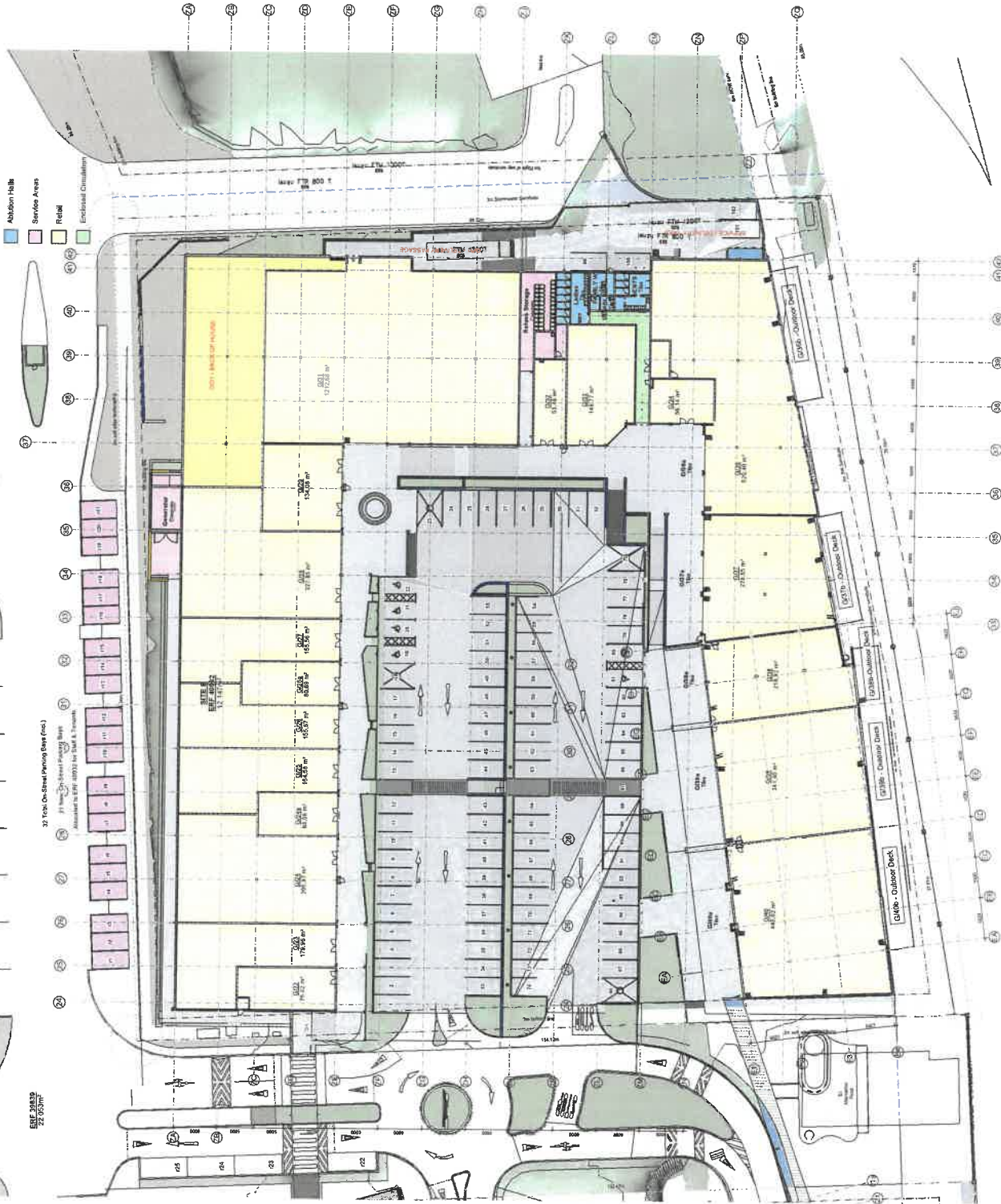
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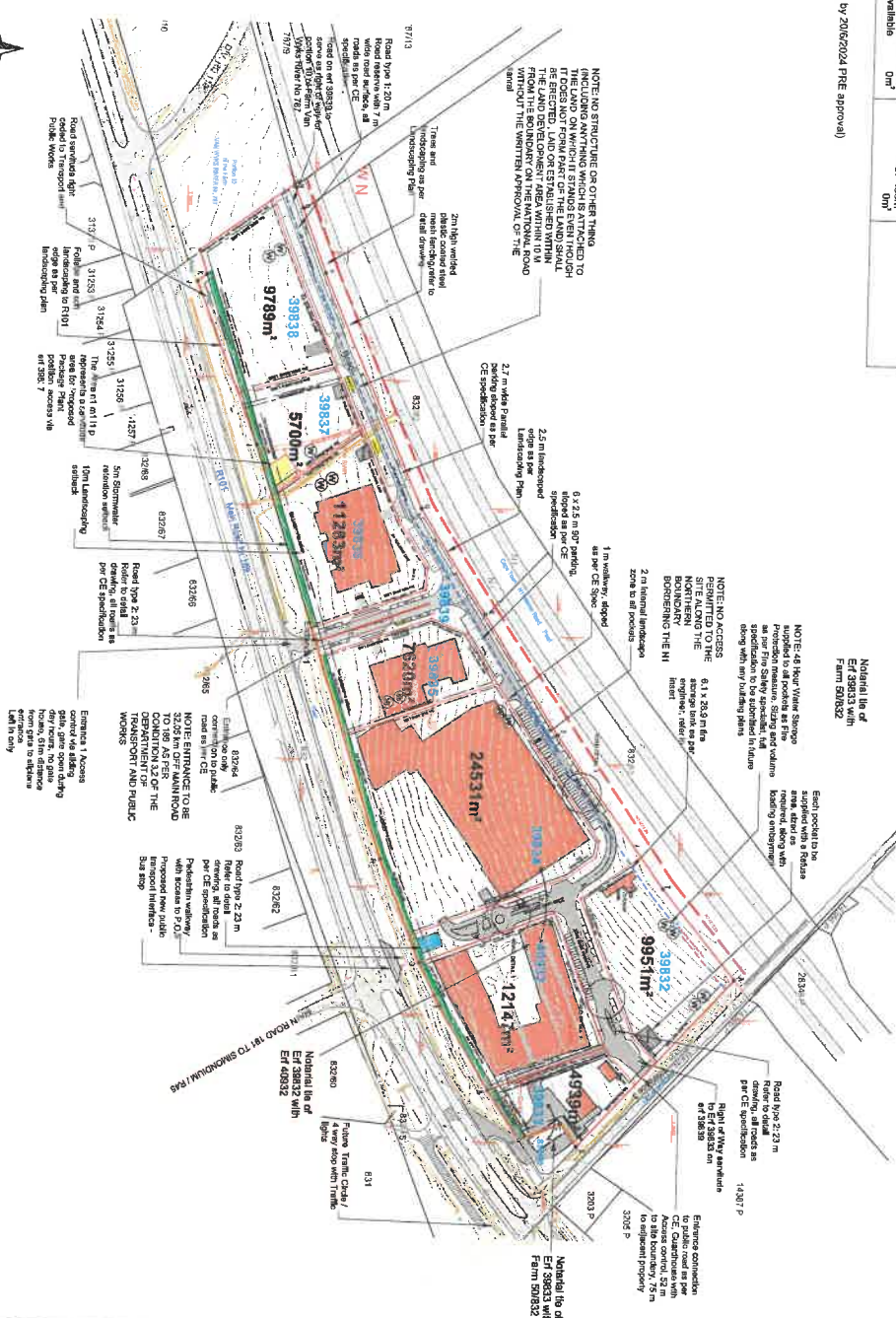
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Figure 1 is an aerial view of a proposed parking lot layout. The layout includes a parking area with several stalls, a 'Garage' area, and a '37' x 10' wide parallel on street parking' area. Dimensions are provided for various sections: '25' wide driveway' and '39' x 12' wide' for the top section, and '40' x 32' for the bottom section. A '50' high main wall' is indicated on the right side.

ROAD DETAIL 3

- 2 km north Westbridge
- 2 m wide asphalt lane surface parking
- 7 m wide dirt lane
- 1 m wide unhardstanding strip
- 2.0 x 6 m 80° railing
- 1.5 m wide paved driveway
- 2m wide internal landscape edge

SITE PLAN
Scale 1: 2000 on A1



THESE DIMENSIONS ARE TO BE USED IN CONNECTION WITH OTHER SPECIALISTS' DIMENSIONS. ALL CONSULTANTS ARE TO CLARIFY TO THE STANDARDS OF THE RELEVANT LOCAL AUTHORITY, AS WELL AS THE NATIONAL BUILDING REGULATIONS, ALL DIMENSIONS AND AREAS ARE APPROXIMATE.

DIMENSIONS AND AREAS OF THE DIMENSIONS ARE NOT VALID, ALL DIMENSIONS AND DIMENSIONS MUST BE CHECKED BEFORE ANY MATERIALS ARE ORDERED OR BUILDING WORK COMMENCES. ANY DISCREPANCIES AND/OR ERRORS SHOULD BE REPORTED TO THE ARCHITECT FOR APPROVAL. CONSENT IS REQUIRED.

Revision Schedule		
Revision Number	Revision Date	Revision Description
MSDP01	15/02/24	CLA for ref 38938 updated
MSDP02	20/06/24	CLA for ref 38938 updated
MSDP03	28/09/24	CLA for even 38932, 3, 7 & 8 in/north
MSDP04	1/1/24	boundary requirement 38937 & 8

model	converge	GLA for given 38832, 3, 7 & 8 update
MSOP04	1/11/24	boundary adjustment 38837 & 8

GRIFIN**MASTER
Site Development Plan**

1/11/2024

DRAWING NO.:

P39351/MSDP04

Site Locality Plan

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Schedule of Rights Erf 39834-Control

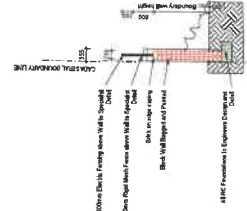
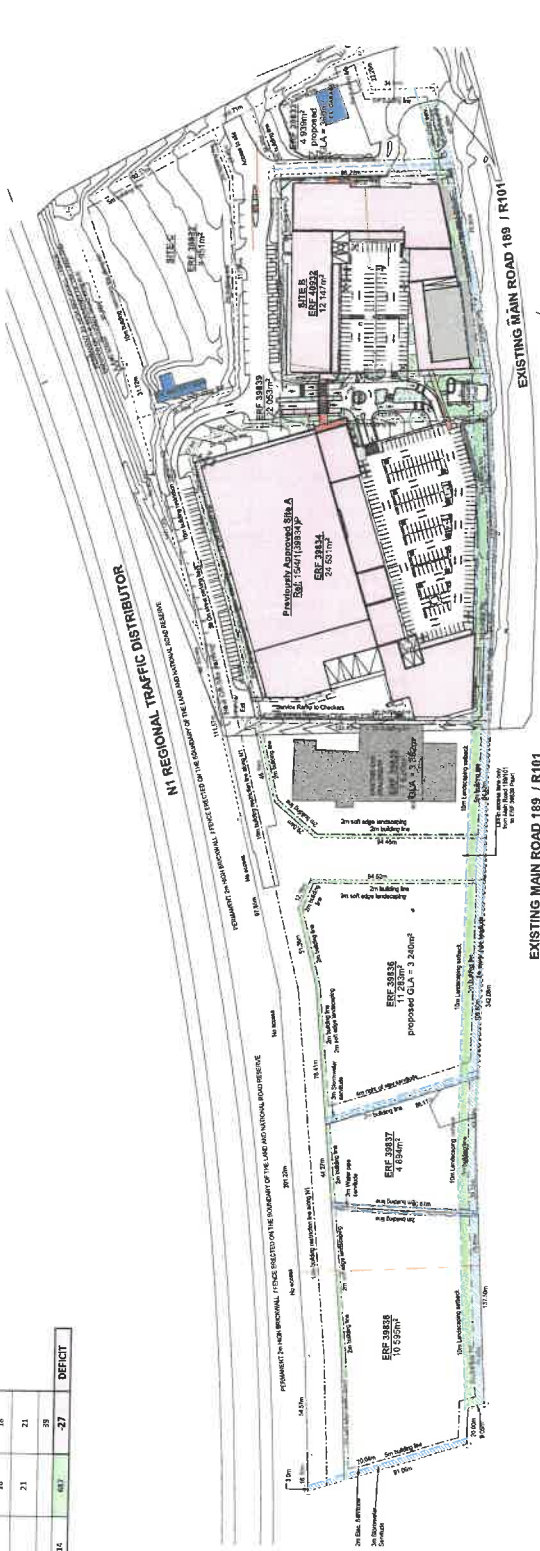
Overall Parking Schedule-Control[illegible]

Schedule of Rights ERF 40932-Control

COMMERCIAL CALCULATION	GLS (sq ft)	parking Required	Current Provided	Surplus / Deficit
SITE A - EBF 35814				
Total On-Site Parking	1,250 ¹	518	546	
OFF-SITE Parking Allowed from EBF 35819	1,950 ¹	518	546	28
				SURPLUS
				SURPLUS
SITE B - EBF 40032				
Total Site parking	0	1,125 ¹	102	-94
OFF-SITE Parking Allowed from EBF 35819	453 ¹	106	102	-4
				DEFICIT
OFF-SITE Parking Allowed from EBF 35819		21	113	
OFF-SITE Parking Allowed from EBF 35819 (Surplus)		46	140	-27

	17460	1 / 25 th	648	66
Totals:				Deficit
Transfers / private street parking			18	18
Fines	£91,159			
Internal / private street parking			21	21
Borrowed to ERF 40932	EPR 38839			
Road Street Parking				89
New Summary Capital			687	-27
	7146			DEFICIT

MAXIMUM PARKING RATIO - 50% REQUIRED & PROVIDED:	
The Zoning Parking Requirement:	• 40% / 100 ^{sq}
• 75 Minimum	• 75 Minimum
Parking Required	• 2.54 Ratio
Parking Provided	• 60% Ratio
Ratio Ratio Provided	• 1.26 Ratio
	• 3.00 Ratio / 100 ^{sq}



COMMENTS

1. The proposed development is subject to the following conditions:

- The proposed development must be in accordance with the relevant planning permissions.
- The proposed development must be in accordance with the relevant planning permissions.
- The proposed development must be in accordance with the relevant planning permissions.

REVISIONS

Rev	Description	Date
1	Initial Issue	10/10/2023
2	Revised to include comments from the planning authority	15/10/2023
3	Revised to include comments from the planning authority	20/10/2023

SCHEDULE OF RIGHTS

Site: ERF 40932 (Site B)

Category	Item	Value
Development	Proposed Development	1000000
	Proposed Development	1000000
Other	Proposed Development	1000000
	Proposed Development	1000000

Schedule of Rights ERF 40932-Control

OVERALL PARKING SCHEDULE

Site: ERF 40932 (Site B)

Category	Item	Value
Development	Proposed Development	1000000
	Proposed Development	1000000
Other	Proposed Development	1000000
	Proposed Development	1000000

Overall Parking Schedule-Control

Scale: 1:500

Category	Item	Value	Value	Value	Value
Development	Proposed Development	1000000	1000000	1000000	1000000
	Proposed Development	1000000	1000000	1000000	1000000
Other	Proposed Development	1000000	1000000	1000000	1000000
	Proposed Development	1000000	1000000	1000000	1000000

Overall Parking Schedule-Control

Scale: 1:500

Parking Schedule Calculation

Site: ERF 40932 (Site B)

Overall Parking Schedule-Control

Scale: 1:500

Parking Schedule Calculation

Site: ERF 40932 (Site B)

Overall Parking Schedule-Control

Scale: 1:500

Parking Schedule Calculation

Site: ERF 40932 (Site B)

Overall Parking Schedule-Control

Scale: 1:500

Parking Schedule Calculation

Site: ERF 40932 (Site B)

Overall Parking Schedule-Control

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Overall Parking Schedule-Control

Scale: 1:500

Parking Schedule Calculation

Site: ERF 40932 (Site B)

Overall Parking Schedule-Control

Scale: 1:500

Parking Schedule Calculation

Site: ERF 40932 (Site B)

Overall Parking Schedule-Control

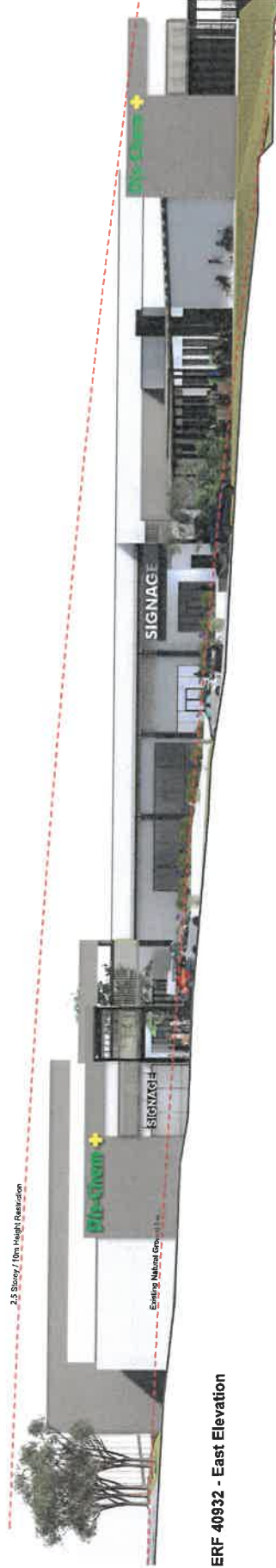
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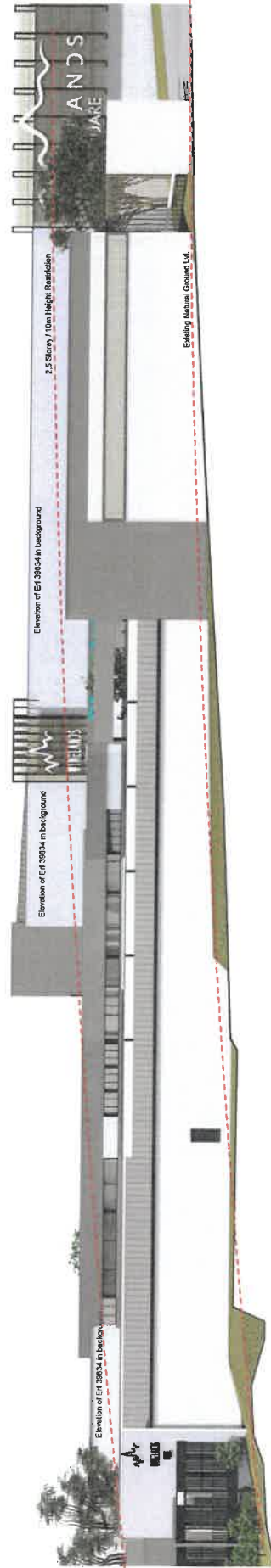
and the *Journal of Applied Behavior Analysis* (JABA) is a leading journal in the field of behavior analysis. The journal is published by the American Psychological Association (APA) and is a key source of information for researchers and practitioners in the field. The journal is a peer-reviewed journal and is a key source of information for researchers and practitioners in the field. The journal is a peer-reviewed journal and is a key source of information for researchers and practitioners in the field.

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ERF 40932 - South Elevation



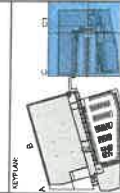
ERF 40932 - East Elevation



ERF 40932 - North East Elevation



ERF 40932 - North West Elevation



D	E	F	G	H
FOR INFORMATION		DESIGN DEVELOPMENT		
SKETCH PLAN		TENDER		
50%		CONSTR. 100%		

MUNICIPAL COMMISSION **FILE BUILD**

SITE DEVELOPMENT PLAN

171 E. Morgan Parkway (202) 776-2700, 10000

Client	INBALL PROPOS 21 (999) Ltd.
Architect	TCHPV Architects, Pong Thammong 6841

rpv

rpv ARCHITECTS
1000 University Ave.
Berkeley, CA 94702
Tel: 415.841.1111
Fax: 415.841.1112
www.rpv.com

**WINELANDS SQUARE -
PROPOSED NEW SHOPPING**

CENTRE
OF
KIMBALI PROPS 21 (Pty) Ltd.

ERF 3983A & 40532, PAARL, Western Cape
Pearl Junction Development, R101, Pearl

	Al	Bldg-ctryd	7024.09.27	281.	K gty. Bldg. Shts.	SOP
ERF 40932 - Elevations					4,208	

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