DRAKENSTEIN
MUNISIPALITEIT • MUNICIPALITY • UMASIPALA
Paarl | Wellington | Gouda | Saron | Simondium

+27 21 807 4500
www.drakenstein.gov.za
customercare@drakenstein.gov.za
Civic Centre, Berg River Boulevard, Paarl 7647

Enquiries: R Mowzer
Contact number: 021-8074822
Reference: 15/4/1 (41446) P
Date: 18 August 2026

RM/JA

David Hellig & Abahamse
Land Surveyores
PO Box 18
PAARL
7622

DAVID@dhaa.co.za

Sir

APPLICATION FOR THE AMENDMENT OF APPROVAL CONDITIONS AND APPROVAL OF SITE DEVELOPMENT PLAN: ERF 41446 PAARL

Your above-mentioned application (Collaborator Reference 2341543) refers.

1. **Approval** has been granted in terms of Section 60(1)(a) of the Bylaw on Municipal Land Use Planning, 2018, for the **Amendment** of the following conditions pertaining to the approval letter referenced 15/4/1 (9209) P dated 26 January 2021:

   1.1. **Amendment** of approval condition 1.4.1 to read as follows: In addition to the approved amendment applicable to Erf 41623 Paarl (Portion 3B), The development must take place largely in accordance with the approved Development Framework, Drawing No SDP-5355, Rev 6 dated 23-06-2020, with the exception of Portion 3A (known as Erf 41446 Paarl) which is to be developed as an apartment building;

   1.2 **Amendment** of approval condition 1.6.1 to read as follows: In addition to the approved amendment applicable to Erf 41623 Paarl (Portion 3B), The proposed apartment building, situated on Erf 41446 Paarl (Portion 3A) be limited to three storeys as indicated on the site development plan drawn by SVA Architects (Drawing Number A(00)0001 & A(00)0002) dated 01/21/15 and the elevations plan drawn by SVA Architects (Drawing Number A(14)0001) dated 07/09/13, (**See attached Annexure D**);

2. **Approval** be granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the approval of the site development plan drawn by SVA Architects (Drawing Number A(00)0001 & A(00)0002) dated 01/21/15 for Erf 41446 in terms of Condition 3.15 of the approval dated 23 March 2020, (**See attached Annexure D**);

3. The approvals mentioned in Paragraphs 1 to 2 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 No new buildings are to be erected or existing structures altered without the approval of building plans by Council;

3.1.4 All other relevant conditions in all previous approvals still be adhered to as stipulated;

3.1.5 Adherence to the conditions set out in the memorandum of the Drakenstein Municipality: Civil Engineering Services Division referenced 15/4/1 (41446) P (2631) dated 03 June 2026, (**See attached Annexure N**);

3.1.6 Adherence to the conditions set out in the memorandums of the Drakenstein Municipality: Electro Technical Engineering Services referenced 8/2/5_41446 dated 17 May 2026, (**See attached Annexure O**);

3.1.7 Adherence to the conditions set out in the memorandums of the Drakenstein Municipality: Heritage Services Sub-Section referenced 15/4/1(41446)P dated 19 March 2026, (**See attached Annexure Q**);

3.1.8 Adherence to the conditions set out in the memorandums of the Drakenstein Municipality: Environmental Management Division referenced 15/4/1 (41446) P dated 18 May 2026, (**See attached Annexure P**);

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

4.1 The amended application will have an insignificant impact on the immediate surrounding area and neighbours;

4.2 The proposed amendments will have no impact on the character of the area and represents a type of use that easily co-exists with the existing Optenhorst Estate;

4.3 All conditions pertaining to the initial approval will remain in place, apart from the ones being affected by the proposed amendments;

4.4 The proposed amendments does not change the concept of the development;

4.5 The proposed apartments are deemed an acceptable alternative use to the previously approved offices;

4.6 All the relevant departments consented to the application, subject to certain conditions

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).

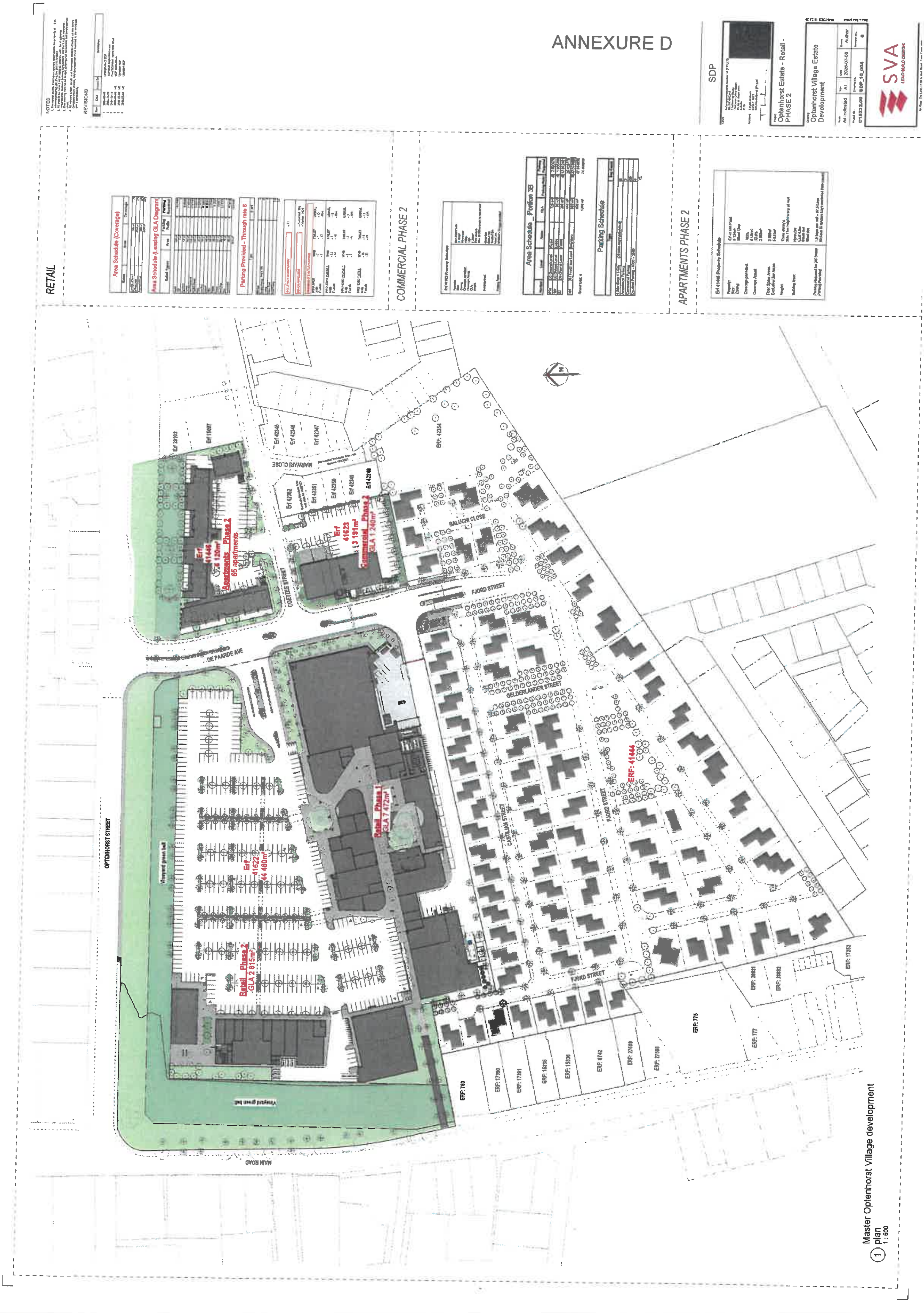
All appeals should be lodged to the City Manager of Drakenstein Municipality, P.O. Box 1, Paarl,7622 or on customercare@drakenstein.go.za

Yours faithfully

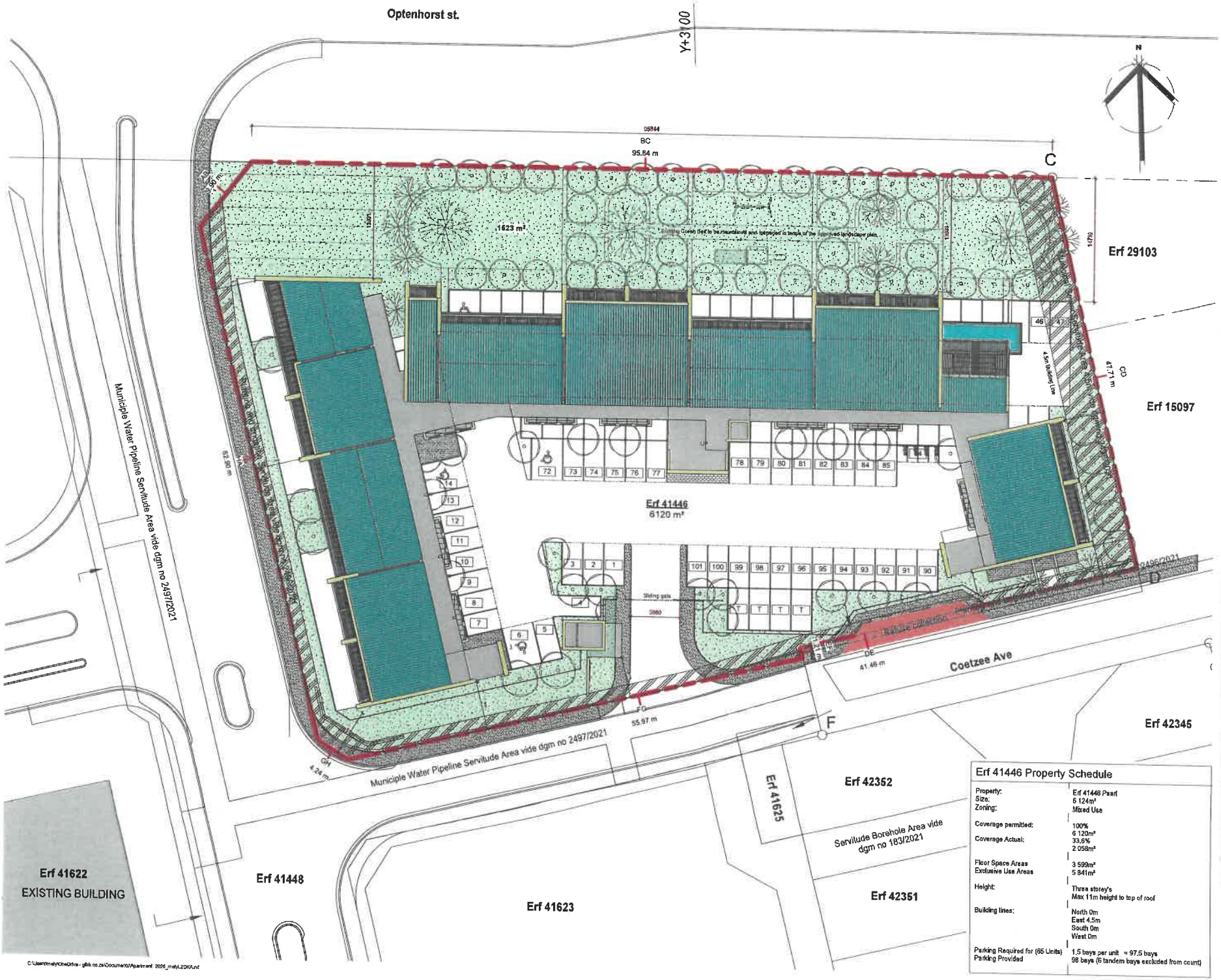
H.G. STRIJDOM (PR. PLN A/1058/1998)
SENIOR MANAGER: LAND DEVELOPMENT MANAGEMENT

please address all correspondence to the City Manager, P O Box 1, Main Street, Paarl, 7622, or Customer care, e-mail, customercare@drakenstein.gov.za, and Henk Strijdom, henks@drakenstein.gov.za

ANNEXURE D



RETAIL
COMMERCIAL PHASE 2
APARTMENTS PHASE 2
Area Schedule (Coverage)
Area Schedule (Leasing GLA Diagram)
Parking Provided - Through rate 6
Area Schedule _Portion 38
Parking Schedule
SDP
Optenhorst Estate - Retail - PHASE 2
Optenhorst Village Estate Development
SVA
Erf 41446
4 120m²
Apartments_Phase 2
65 apartments
Erf
41623
13 191m²
Commercial_Phase 2
GLA 1 240m²
Retail_Phase 1
GLA 7 472m²
Erf
41622
44 480m²
Retail_Phase 2
GLA 2 815m²
ERF: 41444
OPTENHORST STREET
DE PAARDE AVE
COETZEE STREET
MARWARI CLOSE
BALUCHI CLOSE
FJORD STREET
GELDERLANDER STREET
MAIN ROAD
Vineyard green belt
Master Optenhorst Village development plan
1 : 600



Erf 41446 Property Schedule

Property:	Erf 41446 Paarl
Size:	6 124m²
Zoning:	Mixed Use
Coverage permitted:	100%
Coverage Actual:	6 120m² 33,6% 2 058m²
Floor Space Areas	3 599m²
Exclusive Use Areas	5 841m²
Height:	Three storey's Max 11m height to top of roof
Building lines:	North 0m East 4.5m South 0m West 0m
Parking Required for (65 Units)	1.5 bays per unit = 97,5 bays
Parking Provided	98 bays (6 tandem bays excluded from count)

NOTES

1. The design on this drawing is copyright and remains the property of SVA International (Pty) Ltd. Reg. No 2011/157280/07
2. All work to be carried out in strict accordance with local authority requirements, National Building Regulations, and the S.A.B.S standards.
3. This drawing may not be scaled. Only figured dimensions and levels may be used.
4. All relevant details, levels, and dimensions must be checked on site before commencement of work. Any discrepancies to be reported to the Architects office immediately.

REVISIONS

Rev	Date	Issued by	Description
2	2025-03-07	-	
3	2025-03-04	-	
4	2025-05-14	-	
5	2025-07-08	-	
6	2025-08-21	-	
7	2025-11-12	-	Issued for SDP submission
8	2025-12-03	-	Issued for SDP
9	2026-06-02	-	Issued for SDP

Key Plan

Signature: Engineer:

Signature: Architect:

SDP

Consultants

Project Manager

Quantity Surveyor

Structural Engineer

Civil Engineer

Mechanical Engineer

Electrical Engineer

Wet & Fire Services Engineer

Interior Designer

Landscape Architect

Lighting Specialist

Client

Project
Optenhorst Estate Apartments

Drawing
Site Development Plan _
Erf 41446 _ Paarl

Scale	Size	Date	Drawn
As indicated		01/21/15	Author

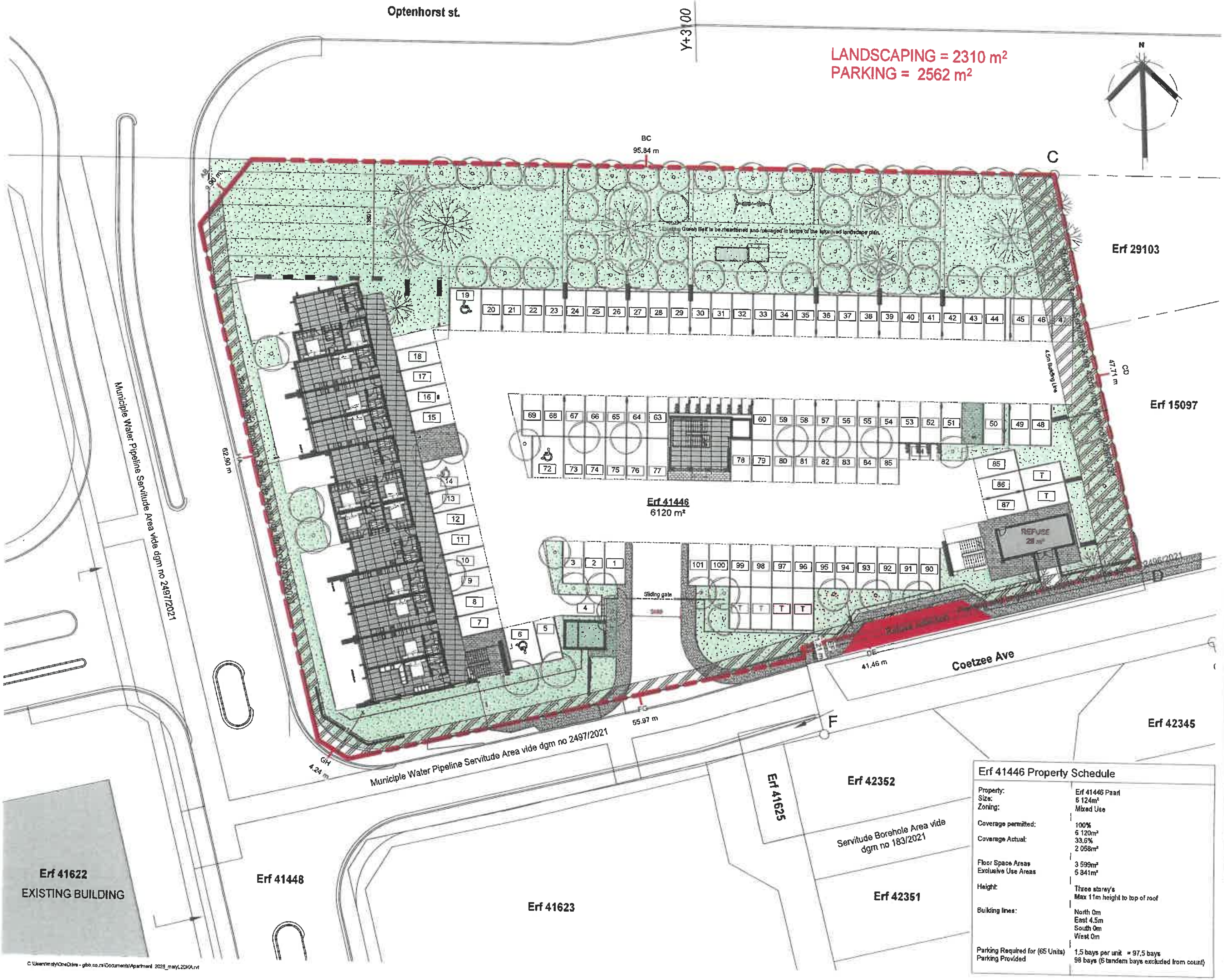
Project No.	Drawing No.	Revision No.
Project #	A(00)0001	9

Date & time printed: 04/07/2026 15:20:49

SVA
LEAD BUILD DESIGN

71 Waterkant St,
2nd Floor Cape Waters Building, Cape Town, 8001

C:\Users\mely\OneDrive - gbls.co.za\Documents\Apartment 2026_mely\L2DK\Unt



Erf 41446 Property Schedule	
Property:	Erf 41446 Paarl
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Height:	Three storeys Max 11m height to top of roof
Building lines:	North 0m East 4.5m South 0m West 0m
Parking Required for (65 Units) Parking Provided	1.5 bays per unit = 97.5 bays 98 bays (6 tandem bays excluded from count)

C:\Users\mely\OneDrive - gibb.co.za\Documents\Apartment 2025_melyL2DKA.rvt

NOTES

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2. All work to be carried out in strict accordance with local authority requirements, National Building Regulations, and the S.A.B.S standards.
3. This drawing may not be scaled. Only figured dimensions and levels may be used.
4. All relevant details, levels, and dimensions must be checked on site before commencement of work. Any discrepancies to be reported to the Architects office immediately

REVISIONS

Rev	Date	Issued by	Description
2	2025-02-07		-
3	2025-03-04		-
4	2025-05-14		-
6	2025-07-08		-
6	2025-09-21		-
7	2025-11-12		Issued for SDP submission
8	2025-12-03		Issued for SDP
9	2026-06-02		Issued for SDP

Key Plan

Signature: Engineer

Signature: Architect

SDP

Consultants

Project Manager

Quantity Surveyor

Structural Engineer

Civil Engineer

Mechanical Engineer

Electrical Engineer

Wet & Fire Services Engineer

Interior Designer

Landscape Architect

Lighting Specialist

Client

Project
Optenhorst Estate Apartments

Drawing
SDP (Parking & Landscaping) _ Erf 41446 _ Paarl

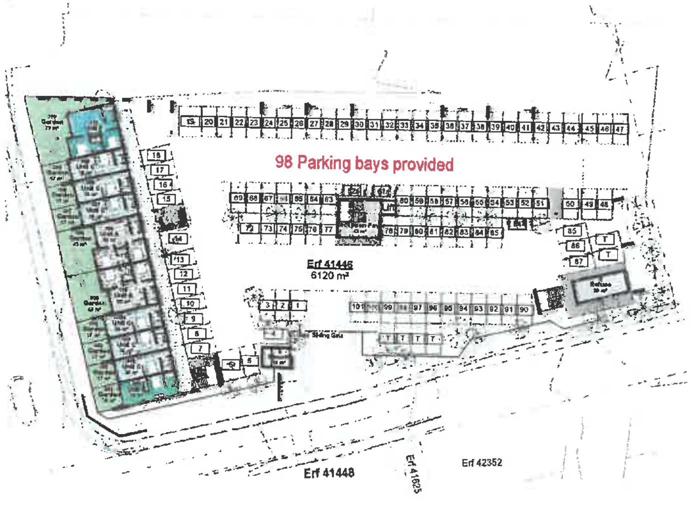
Scale	Size	Date	Drawn
As indicated		01/21/15	Author

Project No.	Drawing No.	Revision No.
Project #	A(00)0002	9

Date & Time printed: 06/07/2026 15:20:51

SVA
LEAD BUILD DESIGN

71 Waterkant St, 2nd Floor Cape Waters Building, Cape Town, 8001
P.O. Box 1738, Cape Town, 8000



① A _ 00 Ground Level
1 : 300

② A _ 01 First Level
1 : 300

③ A _ 02 Second Level
1 : 300

Area Schedule (GROSS LETTABLE AREA)

Level	Number	Name	Area Category	Area	Parking ratio	Parking required
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Area Schedule (GROSS LETTABLE AREA)

Level	Number	Name	Area Category	Area	Parking ratio	Parking required
01 First floor	125	Balcony	Balcony	[illegible]	0	0
01 First floor	126	Unit F	Apartment Unit C	[illegible]	1.5	1.5
01 First floor	126	Balcony	Balcony	[illegible]	0	0
01 First floor	127	Unit C	Apartment Unit C	[illegible]	1.5	1.5
01 First floor	127	Balcony	Balcony	[illegible]	0	0
01 First floor	128	Unit E	Apartment Unit E	[illegible]	1.5	1.5
01 First floor	128	Balcony	Balcony	[illegible]	0	0
				1556 m²		44
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

NOTES

REVISIONS

SDP

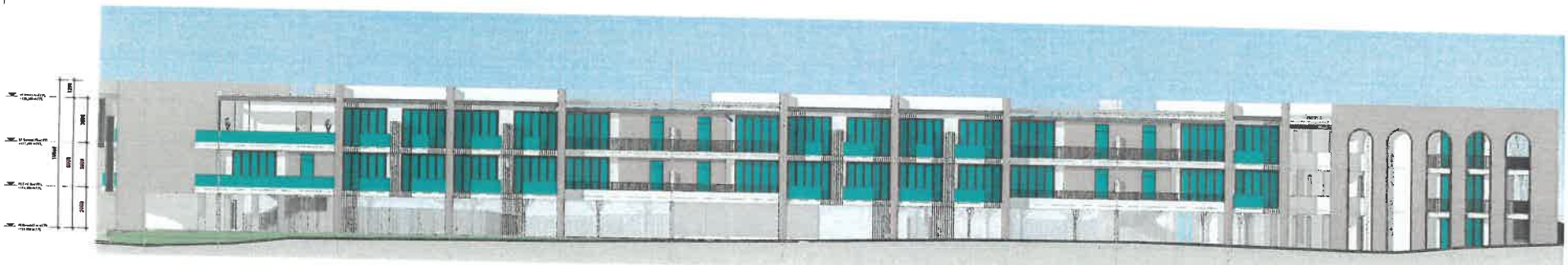
Client
Owner

Project
Optenhorst Estate Apartments

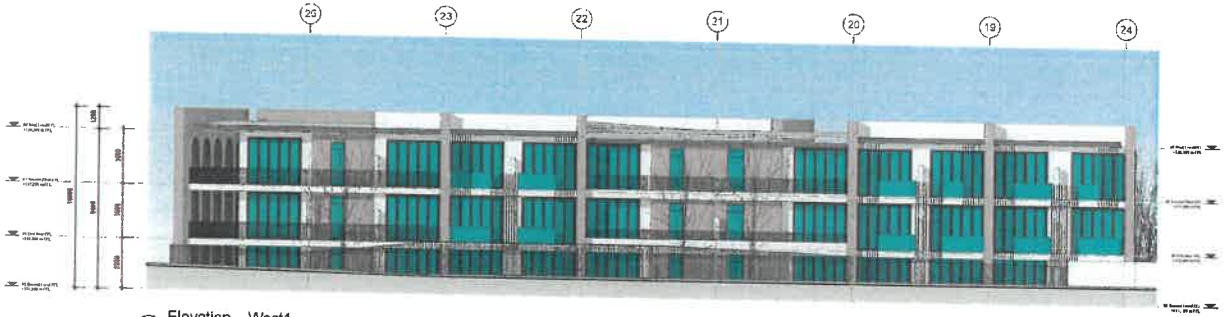
Drawing
Ground floor layout

Scale	Date	Drawn
1 : 300	07/08/13	Author
Project no.	Drawing no.	Revision no.
Project #	A(10)0006	8

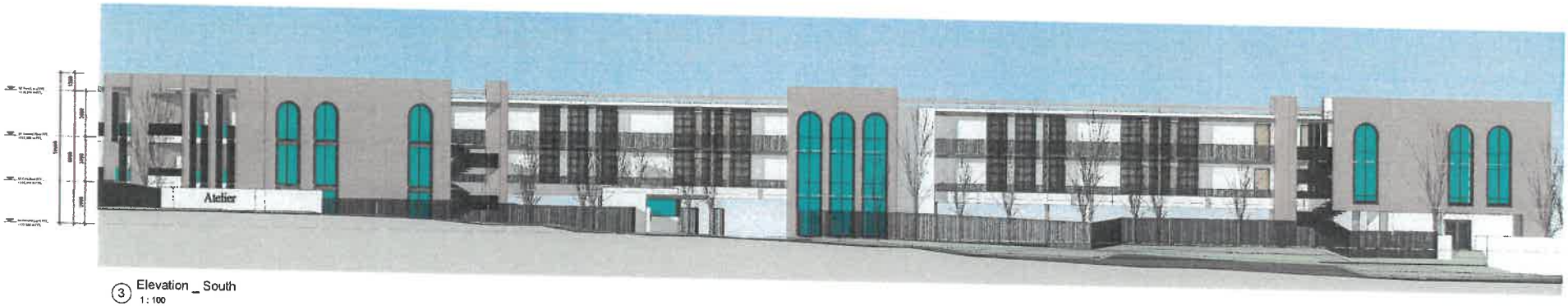
SVA
LEAD BUILD DESIGN



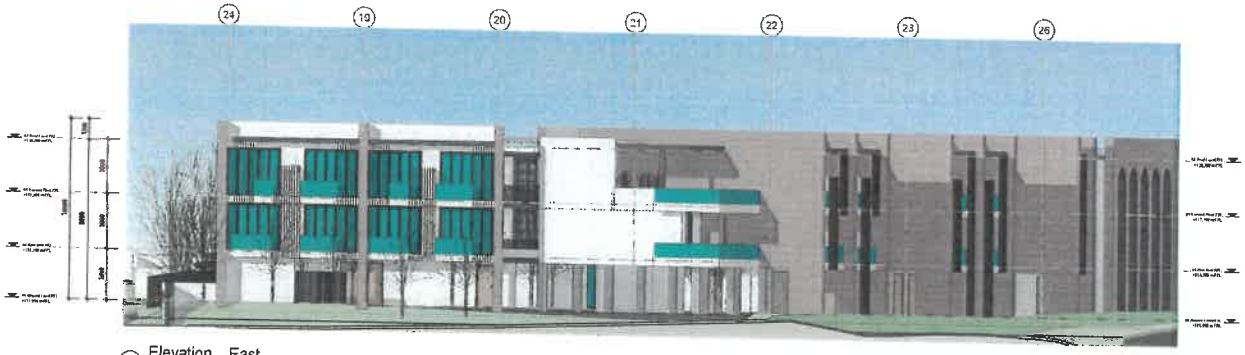
1 Elevation _ North
1 : 100



2 Elevation _ West1
1 : 100



3 Elevation _ South
1 : 100



4 Elevation _ East
1 : 100

NOTES

1. This drawing is to be read in conjunction with all other relevant drawings and specifications.
2. All dimensions are in millimetres unless otherwise stated.
3. Do not scale from this drawing.
4. Contractor to check all dimensions on site before commencing any work or fabrication.
5. Any discrepancies or errors must be reported to the Architect immediately.

REVISIONS

Rev	Date	Drawn by	Description
1	2014-05-11		

Client Name

Signature: Engineer

Signature: Architect

SDP

Consultants

Project Manager

Quantity Surveyor

Structural Engineer

Civil Engineer

Mechanical Engineer

Electrical Engineer

Wet & Fire Services Engineer

Sewer Designer

Landscape Architect

Lighting Specialists

Client
Owner

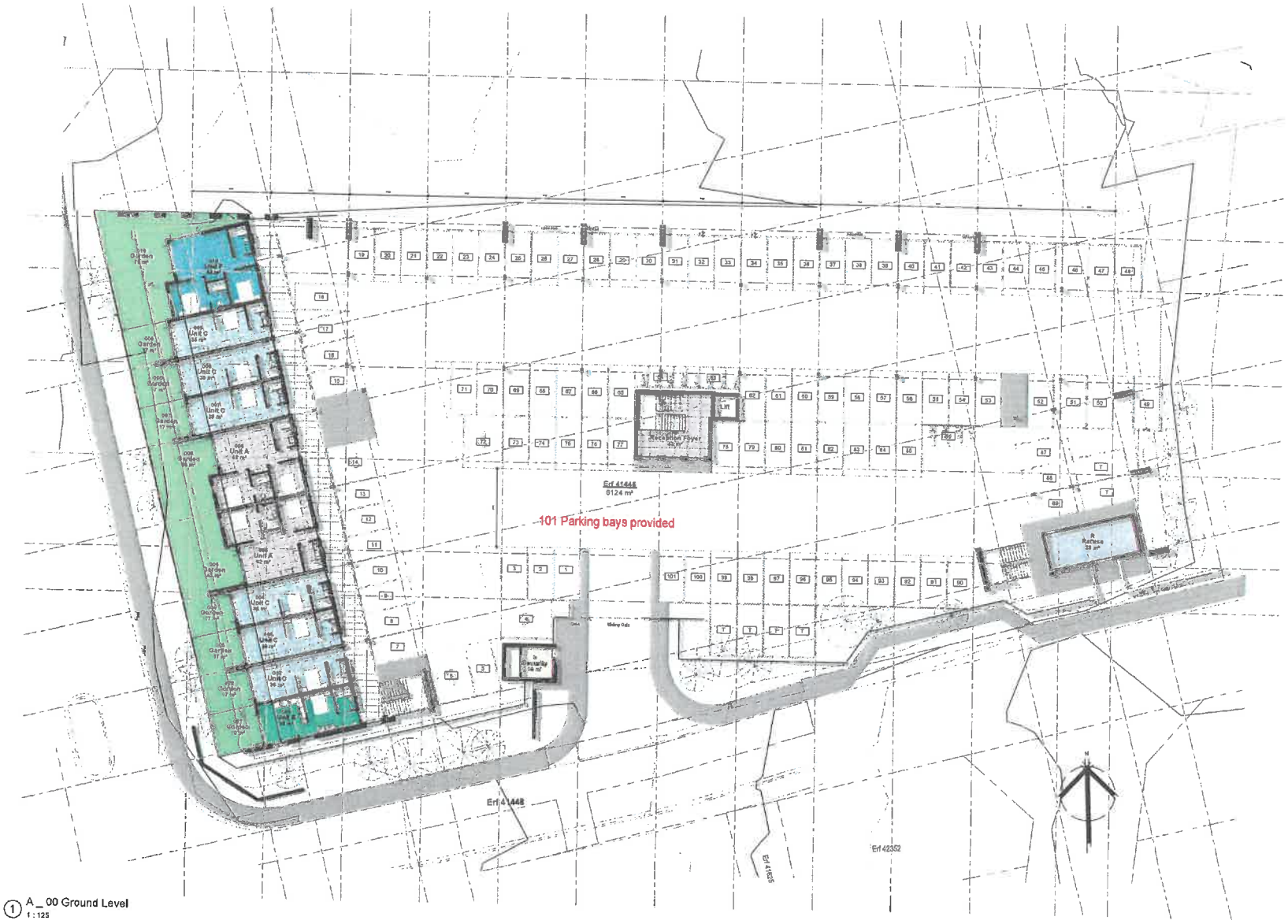
Project
Optenhorst Estate Apartments

Drawing
Elevations

Scale	Size	Date	Drawn
1 : 100		07/09/13	Author
Project No.	Drawing No.	Revision No.	
Project #	A(14)0001	1	

SVA
LAND SURVEYORS DESIGN

21 Wakefield St



① A _ 00 Ground Level
1 : 125

NOTES

REVISIONS

Rev	Date	Revision No.	Description
1	2008-04-11	-	-
2	2008-05-14	-	-
3	2008-05-04	-	-
4	2010-03-04	-	-
5	2010-04-26	-	-
6	2011-04-21	-	-
7	2011-05-12	-	Submitted TCP submission
8	2012-11-12	-	Submitted TCP
9	2013-03-13	-	Submitted SDP

SDP

Client
Owner

Project
Optenhorst Estate Apartments

Drawing
Ground floor layout

Scale	Size	Date	Drawn
1 : 125		07/09/13	Author
Project no.	Drawing no.		Revision
Project #	A(10)0000		9

SVA
SOUND STRUCTURAL DESIGN

SVA Consulting Engineers
Unit 1, Cape Villas Building, Cape Town, 8001
P.O. Box 1778, Cape Town, 8000
Tel +27 21 7140270
Fax +27 21 18 1910
email capetown@sva-structural.co.za

1 A _ 01 First Level
1 : 125

NOTES

1. The garage on the underground level is located on the property of SVA (Lowveldsig (Pty) Ltd, Reg. No. 2012/012126/07
2. Refuse & Recycling will be carried out in street adjacent area. Local authority responsibility, refuse & recycling will be collected from the street by the E.A.D & Services.
3. Fire drawing and all specifications must be read in conjunction with fire boards and by a fire consultant.
4. All dimensions, levels, and generalities must be physically verified on site before commencement of work. Any discrepancies to be reported to the Architects office immediately.

REVISIONS

Rev	Date	Drawing	Description
1	2021-06-11		
2	2021-06-07		
3	2021-06-08		
4	2021-06-10		
5	2021-06-16		
6	2021-06-18		
7	2021-07-21		
8	2021-11-12		Issued for SDP submission
9	2021-11-26		Issued for SDP

Arch Plan

Structural Engineer: Engineer

Mechanical Engineer: Certificate

SDP

Consultants

Project Manager

Quantity Surveyor

Structural Engineer

Civil Engineer

Mechanical Engineer

Electrical Engineer

Hydro & Fire Services Engineer

Interior Designer

Landscape Architect

Lighting Designer

Client
Owner

Project
Optenhorst Estate Apartments

Drawing
First floor layout

Scale	Size	Date	Drawn
1 : 125		07/09/13	Author
Project #	Drawing No.	Revision No.	
A(10)0001		8	

SVA
LEAD BUILD DESIGN

1 A_ 02 Second Level
1 : 125

NOTES

REVISIONS

Rev	Date	Drawing	Description
1	2006-05-11		
2	2006-06-07		
3	2006-06-04		
4	2006-06-11		
5	2006-06-14		
6	2006-06-30		
7	2006-07-12		
8	2006-09-12		Issued for SDP submission
9	2006-11-02		Issued for SDP

Key Plan

Signature / Engineer

Signature / Architect

SDP

Consultants

Project Manager

Quantity Surveyor

Structural Engineer

Civil Engineer

Mechanical Engineer

Electrical Engineer

Fire & Life Safety Engineer

Interior Designer

Landscape Architect

Lighting Specialist

Client
Owner

Project
Optenhorst Estate Apartments

Drawing
Second floor layout

Scale	Size	Date	Drawn
1 : 125		07/06/13	Author

Project No.	Drawing No.	Revision No.
Project #	A(10)0002	8

SVA
LEAD BUILD DESIGN

21 Hillsdale St.

1 00 Ground Level
1 : 350

2 01 First floor
1 : 350

- Clubhouse & Pool
- Common Garden
- Common Walkway
- Green Belt
- Lift
- Lobby
- Parking Plate
- Refuse
- Stair

3 02 Second Floor
1 : 350

Area Schedule (Exclusive Use)

Level	Area Category	Area
00 Ground Level	Common Garden	705 m²
00 Ground Level	Common Walkway	125 m²
00 Ground Level	Green Belt	1352 m²
00 Ground Level	Lift	5 m²
00 Ground Level	Lobby	31 m²
00 Ground Level	Parking Plate	2795 m²
00 Ground Level	Refuse	32 m²
00 Ground Level	Stair	41 m²
00 Ground Level: 11		5086 m²
01 First floor	Common Walkway	312 m²
01 First floor	Stair	42 m²
01 First floor: 4		354 m²
02 Second Floor	Clubhouse & Pool	90 m²
02 Second Floor	Common Walkway	312 m²
02 Second Floor: 2		402 m²
		5841 m²

NOTES

1. The design on this drawing is copyright and remains the property of SVA International (Pty) Ltd. Reg. No 2011/172803/07
2. All work to be carried out in strict accordance with local authority requirements, National Building Regulations, and the S.A.B.S. standards.
3. The drawing may not be scaled. Only figured dimensions and levels may be used.
4. All relevant details, levels, and dimensions must be checked on site before commencement of work. Any discrepancies to be reported to the Architects office immediately

REVISIONS

Rev	Date	Issued by	Description
1	2024-06-11		
2	2025-02-03		
3	2025-03-04		
4	2025-06-18		
5	2025-07-08		-
6	2025-08-21		-
7	2025-11-12		Issued for SDP submission
8	2025-12-02		Issued for SDP

Key Plan

Signatures:
Engineer:

Signature:
Architect:

SDP

Consultants
Project Manager
Quantity Surveyor
Structural Engineer
Civil Engineer
Mechanical Engineer
Electrical Engineer
Wet & Fire Services Engineer
Interior Designer
Landscape Architect
Lighting Specialist

Client

Project
Optenhorst Estate Apartments

Drawing
Exclusive Use Area

Scale	Size	Date	Drawn
1 : 350		11/03/25	Author
Project No.	Drawing No.		Revision No.
Project #	A(11)1000		8

Date & Time printed: 04/02/2025 07:43:50

SVA
LEAD BUILD DESIGN

71 Waterkant St,
2nd Floor Cape Waters Building, Cape Town, 8001
P.O. Box 1738, Cape Town, 8000

F:\Optenhorst Retail Pearl North - C15232.00N4 - Commercial\01 Drawings\00 Revit\Apartment Nov 2025.rvt

DRAKENSTEIN
MUNISIPALITEIT • MUNICIPALITY • UMASIPALA
Paarl | Wellington | Gouda | Saron | Simondium

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

Memo

To:	EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICES **(ATTENTION: C. VAN DER BANK)**
From:	EXECUTIVE DIRECTOR: ENGINEERING SERVICES
Enquiries:	LH. SMITH
Collaborator number:	2341543
Reference number:	**15/4/1 (41446) P (2631)**
Date:	03 June 2026
Subject:	**PROPOSED AMENDMENT OF CONDITIONS OF APPROVAL TO FACILITATE THE APPROVAL OF A REVISED SDP, ERF 41446, 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 as detailed in the Traffic Impact Assessment (TIA) of ITS, dated May 2026;***

2 STORM WATER

2.1 ***The developer shall adhere to and implement the findings for the Stormwater Management Plan report of KLS consulting engineers dated 20 January 2026;***

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 $0.02m^3/m^2$ roof area.

3 WATER

3.1 ***The developer shall adhere to and implement the findings of the GLS report dated 3 October 2025;***

3.2 The development will be provided with a bulk metered connection at actual cost;

3.3 All individual portions must be provided with a separate water connection and a separate water meter to municipal specifications;

3.4 Water saving devices shall be installed in toilets, bathrooms and basins;

3.5 A water demand management plan must be submitted to the Civil Engineering Department and must include and indicate the measures to be put in place to conserve and manage water; and

3.6 Any existing system that is to remain shall be upgraded to minimum municipal standards.

4 WASTEWATER SERVICES

4.1 ***The developer shall adhere to and implement the findings of the GLS report dated 3 October 2025;***

4.2 The development must be provided with a separate wastewater connection, installed one meter inside the erf boundary;

4.3 An internal sewer network to municipal standards must be provided for the development to connect to the wastewater connection point; 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, after the proclamation of the development, to remove household refuse in accordance with its by-laws and shall make its own arrangements with the occupants of the home owner's organisation/body corporate in the development, 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 from individual erven/a single centralised waste collection site for the development;

5.4 Provision should be made for a waste disposal facility and entrance to the township, with lockable gate for wheelie bins (240l bins) and recyclable bags equal to the number of dwellings per development;

5.5 A key should be provided to Drakenstein Municipality to be able to unlock the door/gate to garbage area on collection days, from the kerbside;

5.6 The garbage area should be enclosed with a 1.8m high fence and need to provided with the following;

- Tap with running water;
- A gully which is connected to an approved sewer connection;
- Concrete floor;

5.7 Municipal refuse trucks will not enter the township (complex) to collect wheelie bins on collection days;

5.8 The Developer shall indemnify the Municipality from any damages caused as a result in rendering the refuse removal service; and

5.9 ***The developer shall submit an Integrated Solid Waste Management Plan for approval by the department before the completion of the civil/building works.***

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 ***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 number of units;***

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 wastewater connections adhere to municipal standards and by-laws;***

7.3 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;

7.4 The developer is responsible for the funding of all connections to the bulk services and all internal works;

7.5 The findings of the bulk service capacity analysis carried out by councils consultant GLS Engineers, needs to be implemented simultaneously with the development;

7.6 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;

7.7 The whole of the works shall fall under the control of a single project manager;

7.8 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;

7.9 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;

7.10 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;

7.11 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;

7.12 A set of accurate as-built drawings as per Drakenstein Municipality: Civil Engineering Department's Standards must be submitted at the practical completion inspection;

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

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

7.13.2 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

7.13.3 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 41446, Paarl - Proposed amendments of conditions of approval to facilitate the approval of revised SDP.docx

LHS/ss

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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_41446
Date:	17 May 2026
Subject:	**APPLICATION FOR AMENDMENT OF CONDITIONS OF APPROVAL TO FACILITATE THE APPROVAL OF A REVISED SITE DEVELOPMENT PLAN, ERF 41446, 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 for any additional capacity requirement above the design 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

L LAING
SENIOR MANAGER: ELECTRO-TECHNICAL ENGINEERING
I:BEPLAN_3\Sub_Divisions_Rezoning\202526\41446

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Memo

To:	**MANAGER: LAND USE PLANNING & SURVEYING (ATTENTION: C. VAN DER BANK)**
From:	**MANAGER: ENVIRONMENTAL MANAGEMENT**
Enquiries:	**C WINTER**
Collaborator number:	**2365620**
Reference number:	**15/4/1(41446)P**
Date:	**18 MAY 2026**
Subject:	**APPLICATION FOR THE AMENDMENT OF CONDITIONS OF APPROVAL AND REVISED SITE DEVELOPMENT PLAN: ERF 41446, PAARL**

Reference is made to the above-mentioned application for the amendment of conditions of approval and revised site development plan for Erf 41446, Paarl (Optenhorst Estate):

1. Amendment of conditions of approval to permit a three storey apartment building;
2. Approval of revised site development plan to accommodate the proposed amendment of conditions of approval; and
3. Permission to convert 12 motorcycle parking bays to count as 3 normal visitors parking bays.

The Landscaping Plan, with its various phases of implementation, is noted.

The apartment building is proposed within a development that has existing and future proposed mixed uses. These mixed uses have the potential to generate noise from various noise sources. Any future noise concerns raised by an occupant of the development, found to be generated within the broader Optenhorst Development, should be dealt with in terms of the Master Home Owners Association of the development.

.....
C. WINTER
MANAGER: ENVIRONMENTAL MANAGEMENT

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Memo

To:	**LAND DEVELOPMENT PROCESSING AND FACILITATION SECTION**
	J MEYER **(EXT: x4836)**
From:	**HERITAGE SERVICES SUB-SECTION**
Enquiries:	**CLIVE THEUNISSEN** **(EXT: x4818)**
Collaborator number:	**2341543**
Reference number:	**15/4/1 (41446)P**
Date:	**19 MARCH 2026**
Subject:	**APPLICATION FOR PROPOSED AMENDMENT OF CONDITIONS OF APPROVAL IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BY-LAW ON MUNICIPAL LAND USE PLANNING, 2018: ERF 41446, PAARL**

RECEIVED APPLICATION ON 12 MARCH 2026

1. PROPOSAL

The application entails the amendment of conditions of approval on Erf 41446, Paarl, in light of a revised site development plan.

2. EVALUATION

2.1 DRAKENSTEIN HERITAGE SURVEY 2013

In terms of the Drakenstein Heritage Survey 2013, the proposed development falls outside any Heritage Overlay Zone.

2.2 DRAKENSTEIN MUNICIPAL ZONING SCHEME BYLAW 2018

In terms of the Drakenstein Municipal Zoning Scheme Bylaw 2018, the proposal is located outside of any Special Character Protected Area Overlay Zone and Scenic Route Overlay Zone.

3. CONCLUSION

The proposed amendment of conditions of approval on Erf 41446, Paarl, in light of a revised site development plan is <u>supported</u> on condition that:

- A permeable fence must be introduced along all site boundaries;
- Detailed landscaping plans and landscape maintenance plans for the entire development must be provided at building plan submission stage for final comment; and
- All landscaping to be implemented before the occupational certificate is issued.

.....

W HENDRICKS

MANAGER: SPATIAL PLANNING