



Enquiries: J Daniels
Contact number: 021 - 8074581
Reference: 15/4/1 (41704) P
Date: 12 November 2025

JD/JA

Nigel Burls & Associates
PostNet Suite 8
Private Bag X1005
CLAREMONT
7735

ATTENTION: Allen Goosen – email: allen@nigelburls.co.za

Sir

APPLICATION FOR SUBDIVISION, PERMANENT DEPARTURES, AMENDMENT OF CONDITIONS AND TECHNICAL APPROVAL: ERF 41704 PAARL (FRAAIGELEGEN DEVELOPMENT)

Your above-mentioned application (Collaborator Reference 2229505) refers.

1. **Provisional approval** has been granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the following:
 - 1.1 **Subdivision** of Erf 41704 Paarl, into 418 portions, as indicated on the Plan of Subdivision, Phasing, Street Name and Numbering Plan, drawn by Nigel Burls & Associates, Drawing No. FRAAI-LP-01, dated December 2024 (**Annexure B**);
 - 1.2 **Permanent departures** from the development parameters in respect of the 400 residential portions, as follows:
 - 1.2.1 Relaxation of the permissible height from 8.0m to 9.0m;
 - 1.2.2 Relaxation of the coverage factor from 50% to 60%, for erven larger than 500m²; and
 - 1.2.3 Relaxation of the common building lines from 1.5m to 1.0m;
 - 1.3 **Amendment of previous conditions** of approval to exclude a retirement component from the overall Fraaigelegen development, as indicated on the Amended Future Land Uses Plan, drawn by drawn by Nigel Burls & Associates, Drawing No. FRAAI-FL-01, dated December 2024 (**Annexure C**);

- 1.4 **Approval** has been granted in terms of Section 13(2)(d) of the Drakenstein Zoning Scheme Bylaw, 2018, for a Technical Approval for a Place of Assembly, in order to permit a private club house, as indicated on the Plan of Subdivision, Phasing, Street Name and Numbering Plan, drawn by Nigel Burls & Associates, Drawing No. FRAAI-LP-01, dated December 2024 (**Annexure B**);
- 1.5 **Approval** has been granted in terms of Section 100 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the approval of street name and numbering of each individual erf, as indicated on the Plan of Subdivision, Phasing, Street Name and Numbering Plan, drawn by Nigel Burls & Associates, Drawing No. FRAAI-LP-01, dated December 2024 (**Annexure B**);
- 1.6 The Landscape Framework Plan for the proposed Fraaigelegen development on Erf 41704 Paarl, drawn by Planning Partners, Drawing No. FE-LFP-PLP-DR-XX-XX-LA-0001, dated October 2025, is hereby accepted and supported;
- 1.7 The Phasing Plan of the proposed Fraaigelegen development, drawn by Nigel Burls & Associates, Drawing No. FRAAI-LP-01, dated December 2024 (**Annexure B**), is hereby accepted and supported;
- 1.8 The Amended Future Land Uses Plan for the proposed Fraaigelegen development, drawn by Nigel Burls & Associates, Drawing No. FRAAI-FL-01, dated December 2024 (**Annexure C**), is hereby accepted and supported;
- 1.9 The design guidelines for the proposed Fraaigelegen development, is hereby accepted and supported;
2. The approvals mentioned in Paragraphs 1.1 to 1.5 above be subject to the following conditions, laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
 - 2.1 Adherence to the conditions laid down by the Drakenstein Municipality: Civil Engineering Services Division in its memorandum with reference 15/4/1 (41704) P (1512) dated 15 October 2025 (**Annexure I**);
 - 2.2 Adherence to the conditions laid down by the Drakenstein Municipality: Electrical Engineering Services Division in its memorandum with reference 8/2/5_41704 dated 16 June 2025 (**Annexure J**);
 - 2.3 Adherence to the conditions laid down by the Drakenstein Municipality: Environmental Management Section in its memorandum with reference 15/4/1 (41704) P dated 19 May 2025 (**Annexure K**);

- 2.4 Adherence to the condition laid down by the Drakenstein Municipality: Spatial Planning Section – Heritage Subsection in its letter with reference 15/4/1 (41704) P dated 24 April 2025 (**Annexure L**);
- 2.5 The applicant takes note of the conditions laid down by the Western Cape Department of Infrastructure: Road Planning, in its letter with reference DOI/CFS/RN/LU/REZ/SUB-10/638 (Application No: 2025-10-0015), dated 10 October 2025 (**Annexure M**);
- 2.6 The developer must ensure that all the necessary measures should be put in place, within habitable buildings, to ensure that indoor air quality is not affected by emissions from normal agricultural activities;
- 2.7 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;
- 2.8 Any further amendments to the application be subject to the relevant approval;
- 2.9 No new buildings or boundary walls be erected or existing structure altered without the approval of building plans by Council;
- 2.10 The subdivision take place largely in accordance with the Subdivision, Phasing, Street Name and Numbering Plan, (**Annexure B**);
- 2.11 The development phasing take place largely in accordance with the Subdivision, Phasing, Street Name and Numbering Plan, (**Annexure B**);
- 2.12 The landscaping throughout the entire development must take place in accordance with the Landscape Framework Plan, drawn by Planning Partners, Drawing No. FE-LFP-PLP-DR-XX-XX-LA-0001, dated October 2025 (**Annexure F**);
- 2.13 An application for the establishment of a Homeowners' Association Constitution must be submitted to the Manager: Land Development Management for approval, prior to the transfer of the first erf within the development;
- 2.14 The Private Roads/Private Open Spaces be transferred to the Homeowners' Association, simultaneously with the transfer of the first erf in a phase;
- 2.15 A detailed Site Development Plan indicating proposed dwelling structure positions, setbacks, building lines and on-site parking provision for at least two vehicles per property, to be submitted to the Manager: Land Development Management for approval, prior to the building plan submission stage;
- 2.16 A copy of the Surveyor-General diagrams be submitted to Council before submission of any building plans;

- 2.17 An application for the installation of any photo-voltaic (PV) system be submitted to the Manager: Electro-Technical Engineering Services Division (Planning and Customer Services Section), prior to building plan submission stage;
 - 2.18 No new buildings or boundary walls are to be erected or existing structures altered without the approval of building plans by Council;
 - 2.19 Any amendments to the application are subject to the relevant approval;
 - 2.20 Should the applicant fail to comply with the any of the above-mentioned conditions, Council reserves the right to impose further conditions in future if deemed necessary or even revoke the approval;
3. The following be regarded as the reasons for the decision:
- 3.1 The application merely serves as a means to implement an approved basket of rights;
 - 3.2 The proposal is not expected to detract from the character of the area, as sensitivity has been exercised and incorporated in the landscape framework plan;
 - 3.3 The proposal is such a nature that it is not expected to have a significant negative impact on the existing surrounding built and natural environment due to the area being developed with similar residential developments and commercial land uses;
 - 3.4 The proposal is not expected to have a significant negative impact on the health, safety and wellbeing of the surrounding community;
 - 3.5 No objections were received during the public participation and stakeholder engagement process, save for a comment being lodged, but it has however no bearing on the application at hand;
 - 3.6 All relevant internal and external departments consented to the proposal subject to certain conditions; and
 - 3.7 The proposal is in line with the Drakenstein Spatial Development Framework (DSDF), as well as other forward planning policies and frameworks.

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 (PR. PLN A/1058/1998)
LAND DEVELOPMENT MANAGEMENT

ANNEXURE B

Page No.	Section	Area (m²)	Volume (m³)	Weight (kg)	Value (R)	Remarks
1	1K	1000	1000	1000	1000	1000
2	1K	1000	1000	1000	1000	1000
3	1K	1000	1000	1000	1000	1000
4	1K	1000	1000	1000	1000	1000
5	1K	1000	1000	1000	1000	1000
6	1K	1000	1000	1000	1000	1000
7	1K	1000	1000	1000	1000	1000
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9	1K	1000	1000	1000	1000	1000
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96	1K	1000	1000	1000	1000	1000
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98	1K	1000	1000	1000	1000	1000
99	1K	1000	1000	1000	1000	1000
100	1K	1000	1000	1000	1000	1000

MILNERTON ESTATES
PROPERTY DEVELOPERS

FRAAIGELEGEN
ERF 41704, PAARL

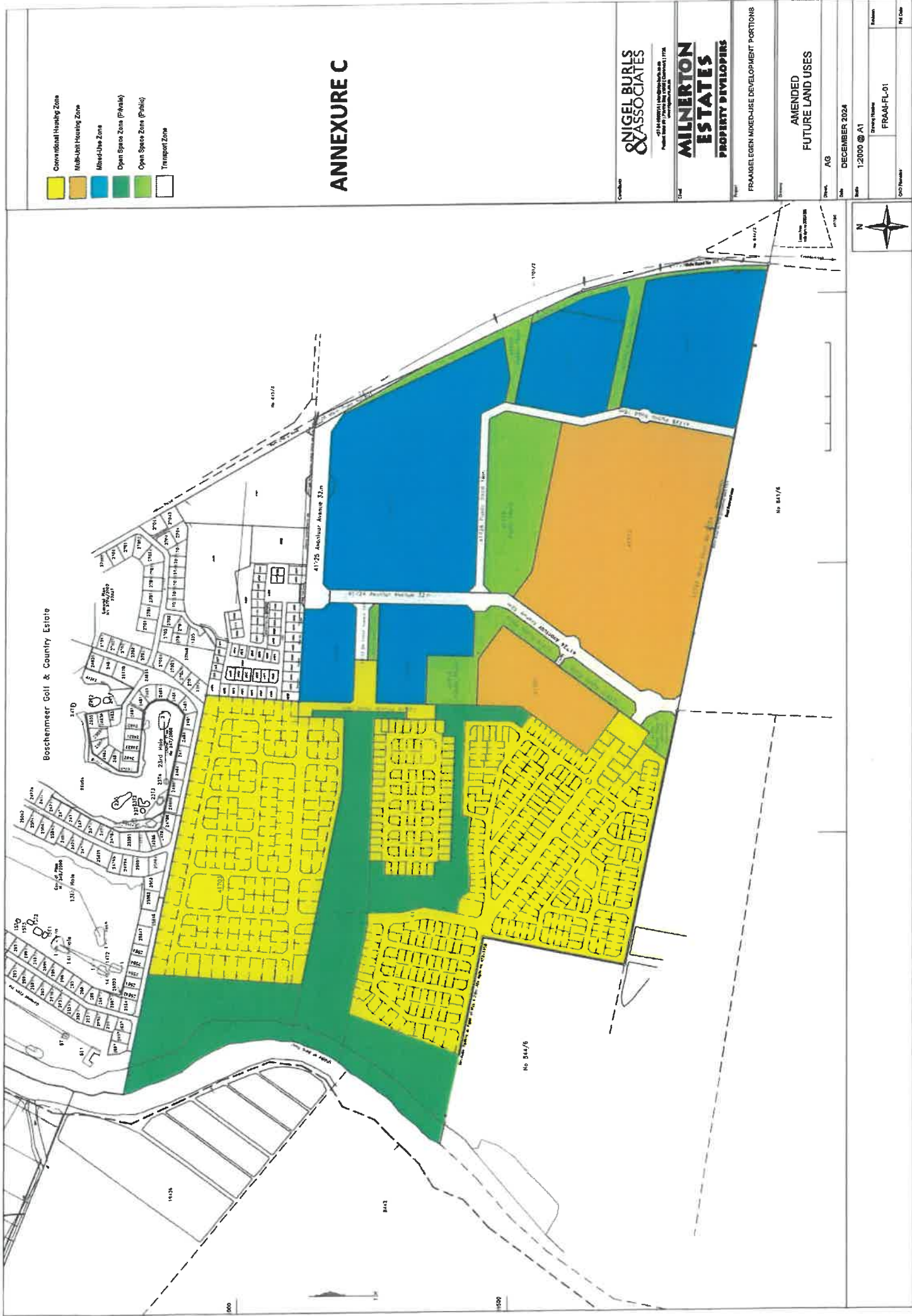
**SUBDIVISION, PHASING,
STREET NAME & NUMBERING**

DECEMBER 2024
12000 © A1

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- Conventional Housing Zone
- Multi-Unit Housing Zone
- Mixed-Use Zone
- Open Space Zone (Parks)
- Open Space Zone (Parks)
- Transport Zone

ANNEXURE C

NIGEL BURLS & ASSOCIATES 1711 17th Avenue, Suite 100, Scarborough, Ontario M1V 4Y4 Phone: (416) 291-1111 Fax: (416) 291-1112 Email: nigel@nigelburl.com	
MILNERTON ESTATES PROPERTY DEVELOPERS	
Project:	FRAAMLEGEN MIXED-USE DEVELOPMENT PORTIONS
Drawn:	AG
Date:	DECEMBER 2024
Scale:	1:2000 @ A1
Revision:	FRAAM-FL-01
Drawn By:	
Checked By:	





Memo

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

From: EXECUTIVE DIRECTOR: ENGINEERING SERVICES

Enquiries: LH. SMITH

Collaborator number: 2229505

Reference number: 15/4/1 (41704) P (1512)

Date: 15 October 2025

Subject: APPLICATION FOR SUBDIVISION, DEPARTURE, AMENDMENT OF
CONDITIONS AND TECHNICAL APPROVAL, ERF 41704, 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 *All conditions of approval in the letter from Provincial Roads Engineers (PRE) dated 2017 with reference 16/9/6/1-10/96 (Job 23201) must be adhered to: and*
- 1.3 *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 per Traffic Impact Statement dated 2 December 2024.*

2 STORM WATER

- 2.1 Any new storm water networks will be the responsibility of the developer, including all internal and bulk connectors;
- 2.2 Only pre-development run-off of a 1:2 year storm event will be accepted into the existing system. Provision must be made to accommodate the detention of run-off for a 1:50 year storm event;
- 2.3 Contaminated run-off (washing water, storm water, etc) must be disposed of in such a manner so as not to cause any pollution to surface, ground water or create a nuisance; 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 0.02m³/m² roof area; and
- 2.5 ***The approved Stormwater Management Plan (SWMP) dated 13 March 2025 with reference to drawing 31445.00-124-01 Revision F by BVI Consultant Engineers Western Cape (Pty) Ltd. shall be implemented simultaneously with the development.***

3 WATER

- 3.1 The development will be provided with a bulk metered connection at actual cost;
- 3.2 All individual portions must be provided with a separate water connection and a separate water meter to municipal specifications;
- 3.3 All the metered connections must be installed one meter inside the erf boundary of each portion;
- 3.4 Water saving devices shall be installed in toilets, bathrooms and basins;
- 3.5 Any existing system that is to remain shall be upgraded to minimum municipal standards; and
- 3.6 ***Upgrades to the bulk water services shall be implemented as per GLS report dated 4 October 2024.***

4 WASTEWATER SERVICES

- 4.1 The applicant shall ensure adherence to the various conditions in the Drakenstein Municipality, Water Services By-law (2014) relating to wastewater effluent discharge;
- 4.2 All individual portions must be provided with a separate wastewater connection;
- 4.3 All the connections must be installed one meter inside the erf boundary of each portion; and
- 4.4 A connection manhole to a maximum depth of 800mm must be constructed at the connection point;

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

4.6 ***Upgrades to the bulk sewer services shall be implemented as per GLS report dated 4 October 2024.***

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 home owner's organisation 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 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 be 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;

5.9 ***Prior to building occupation, the refuse house for the greater development must be operational; and***

5.10 ***The Solid Waste Management Plan by BVI Consulting Engineers Western Cape (Pty) Ltd dated 31 July 2025 shall be implemented simultaneously with the development.***

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

6.1 Based on the information provided in the application, the Bulk Infrastructure Contribution Levy (BICL's) payable by the developer is **R 37 419 697.46 (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 = R 9 354 924.37
- 6.1.2 Sewer = R 9 354 924.37
- 6.1.3 Roads =R 9 354 924.37
- 6.1.4 Stormwater = R 9 354 924.37

6.2 *The developer is required to contribute an additional 10% fee/charge, as may be determined from time to time, over and above the Bulk Infrastructure Contribution Levy towards the upgrading of the R301 (Mandela Freedom Road) in close proximity to the development.*

7 GENERAL

- 7.1 *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;***
- 7.2 A 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;**
- 7.3 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 payment of Bulk Infrastructure Contribution Levy's (water, sewer, stormwater and roads) which can be discounted against the bulk service cost needed for the development;**
- 7.5 The developer is responsible for the funding of all connections to the bulk services and all internal works;**
- 7.6 The findings of the bulk service capacity analysis carried out by councils consultant GLS Engineers, needs to be implemented simultaneously with the development;**
- 7.7 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;**
- 7.8 The whole of the works shall fall under the control of a single project manager;**

- 7.9 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;
- 7.10 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.11 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;
- 7.12 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 notarial linked to each separate title deed;
- 7.13 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
- 7.14 The above conditions are to be complied with in stages.
- 7.14.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 7.14.2 Requirements associated with the completion of construction, 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
- 7.14.3 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\2025\Comments\Erf 41704 Paarl - Application for Subdivision, departures, and technical approval.docx
LHS/bb



Memo

To:	Senior Manager: Land Development Management For attention: H Strijdom/C van der Bank/E Cyster
From:	Manager: Planning and Customer Services
Enquiries:	L Laing
Reference number:	8/2/5_41704
Date:	16 June 2025
Subject:	APPLICATION FOR SUBDIVISION (PHASED), DEPARTURES, AMENDMENT OF CONDITIONS, TECHNICAL APPROVAL, ERF 41704, FRAAIGELEGEN DEVELOPMENT, 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 or required by the municipality to demolish or relocate any infrastructure situated in the road reserve or withing the development.
- 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. Register service servitudes where existing and or new infrastructure will or have been installed.
- 2.7. A service level agreement between the municipality and the owner or developer of above-mentioned erf must be arrange at Electro-Technical Engineering Department (Planning and Design Section - Chief Engineering Technician).

3. GENERAL

- 3.1. **NRS069** Network recovery cost will apply and will be calculated according to the following as indicated in approved tariffs: **R5 623.00 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. Note that excessive network upgrading is required in order to supply the development of power. The necessary discussions are already underway with the relevant stakeholders, prior to construct a 132/66/11kV substation. Temporary measures to create additional capacity will be made subjected to available funding.
- 3.3. A single bulk supply will be provided at each subdivided erf that shall serve as mains to the different subdivisions or precincts.
- 3.4. The reticulation after the municipal metering facility will be regarded as private.
- 3.5. The developer will be responsible to carry all cost of the electrical installation.
- 3.6. All upgrade and service costs must be paid at the finance section in cash before any service connection may be rendered.
- 3.7. Your attention is drawn to the following electricity by-law should the development be serviced and managed by means of private reticulation:
 - 3.7..1. Unless authorised by the municipality, no person may sell or supply electricity supplied to his or her premises or generated by him or her under an agreement with the municipality, to any other person or persons for use on any other premises, or permit or allow such resale or supply to take place.
 - 3.7..2. A reseller must comply with the licensing and registration requirements set out in the ERA.
 - 3.7..3. If electricity is resold for use upon the same premises, the electricity resold must be measured by a sub meter of a type which has been approved by South African Bureau of Standards and supplied, installed and programmed in accordance with the standards of the municipality.
 - 3.7..4. The tariff at which and the conditions of sale under which electricity is thus resold, shall not be less favourable to the purchaser than those that would have been payable and applicable had the purchaser been supplied directly with electricity by the municipality.
 - 3.7..5. Every reseller must furnish the purchaser with monthly accounts that are at least as detailed as the relevant billing information details provided by the municipality to its electricity customers.
 - 3.7..6. The municipality may request audited reports from resellers to prove that the above resale conditions are met. The cost to obtain audited reports will be borne by the reseller.

- 3.8. A private registered consultant and installation electrician shall be used to do all designs, installations and alterations according to SANS 10142, Occupational Health and Safety Act (Act 85 of 1993), the regulations made thereunder and Drakenstein Municipal by-laws prior to the development.
- 3.9. 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.
- 3.10. The Manager: Planning and Customer Services with reference to the services and conditions, has no objection against this application.

Yours faithfully

A handwritten signature in dark ink, consisting of a large, sweeping loop followed by a horizontal stroke.

L LAING

MANAGER: PLANNING AND CUSTOMER SERVICES

I:\BEPLAN_3\Sub_Divisions_Rezoning\202425\41704



Memo

To:	MANAGER: LAND USE PLANNING & SURVEYING (ATTENTION: J. DANIELS)
From:	MANAGER: ENVIRONMENTAL MANAGEMENT
Enquiries:	S REECE
Collaborator number:	2261343
Reference number:	15/4/1(41704)P
Date:	19 MAY 2025
Subject:	APPLICATION FOR SUBDIVISION, DEPARTURES, AMENDMENT OF CONDITIONS AND TECHNICAL APPROVAL: ERF 41704, PAARL (FRAAIGELEGEN).

Reference is made to the above-mentioned application for:

- I. The subdivision of Erf 41704 in accordance with Subdivision Plan Draw No. FRAai-LP-01;
- II. Technical approval for a "Place of Assembly" to permit a private clubhouse;
- III. Phased approval of subdivision;
- IV. Zonings to be "Conventional Housing", "Open Space" (private) and "Transport" (private);
- V. Permanent Departures for:
 - Height of 9m
 - 60% coverage for erven bigger than 500m²
 - Common boundary building lines up to 1m
- VI. Amendment to conditions of approval to include a retirement village as per the "Future Land Uses Plan"
- VII. Revised Future Land Uses Plan
- VIII. Revised Master Plan
- IX. Street names and numbering
- X. Architectural design guidelines.

From an environmental perspective, Erf 41704 has been approved for development in an environmental authorization as part of the larger Fraaigelegen Development. It is noted that the motivation report states that certain environmental conditions of approval are being addressed and will need "non-substantive" amendments from the Western Cape Department of Environmental Affairs & Development Planning which include:

- Splitting the EA amongst the new owners;
- Minor Configurational changes to the layouts for original Master Plan and Future Land Use Plan as part of the EA;

- Updated freshwater study; and
- Water Use License Application (WULA)

The Environmental Management Section therefore recommends the following conditions:

1. An amended environmental authorization and a WULA are required prior to commencement.
2. The landscaping plan may require updating, based on the findings of the updated freshwater study. Appropriate indigenous wetland and riparian vegetation should be prioritized along the environmental-stormwater open space system.

Cindy Winter

Digitally signed
by Cindy Winter
Date: 2025.05.19
16:41:35 +02'00'

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



Memo

To: LAND DEVELOPMENT PROCESSING AND FACILITATION SECTION
J MEYER (EXT: x4836)

From: HERITAGE SERVICES SUB-SECTION

Enquiries: CLIVE THEUNISSEN (EXT: x4818)

Collaborator number: 2229505

Reference number: 15/4/1 (41704)P

Date: 24 APRIL 2025

Subject: APPLICATION FOR SUBDIVISION, DEPARTURES, AMENDMENT OF CONDITIONS OF APPROVAL AND TECHNICAL APPROVAL IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BY-LAW ON MUNICIPAL LAND USE PLANNING, 2018: ERF 41704, PAARL

RECEIVED APPLICATION ON 10 APRIL 2025

1. PROPOSAL

The application entails the subdivision, departures, amendment of conditions of approval and technical approval on Erf 41704, Paarl, to establish a residential development.

2. EVALUATION

2.1 DRAKENSTEIN HERITAGE SURVEY 2013

In terms of the Drakenstein Heritage Survey 2013, the proposed development falls outside of any proposed heritage overlay zones.

2.2 NATIONAL HERITAGE RESOURCES ACT NO. 25 of 1999

In a letter dated 23 May 2016, Heritage Western Cape indicated that the Heritage Western Cape impact assessment committee supports the development.

2.3 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 or Scenic Route Overlay Zone.



DRAKENSTEIN

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www.drakenstein.gov.za
registry@drakenstein.gov.za
Civic Centre, Berg River Boulevard, Paarl 7646

3. CONCLUSION

The proposed subdivision, departures, amendment of conditions of approval and technical approval on Erf 41704, Paarl, to establish a residential development, is supported on condition that:

- All landscaping must be implemented in accordance with landscaping plan numbered FE-LFP-PLP-DR-XX-XX-LA-0001 Rev: 1 and FE-LFP-PLP-DR-XX-XX-LA-0002 Rev: 1 dated November 2024 by Planning Partners;
- A detailed landscaping plan and maintenance plan must be provided at building plan submission stage; and
- All landscaping plans and landscape maintenance plans must be implemented before occupation certificate is issued.

.....
W HENDRICKS
MANAGER: SPATIAL PLANNING

ANNEXURE M



Western Cape
Government

Department of Infrastructure

Vanessa Stoffels

Chief Directorate: Road Planning

Vanessa.Stoffels@westerncape.gov.za | Tel: 021 483 4669

Ref: DOI/CFS/RN/LU/REZ/SUB-10/638 (Application No: 2025-10-0015)

The Municipal Manager
Drakenstein Municipality
PO Box 1
PAARL
7599

Attention: Mr J Daniels

Dear Sir

ERF 41704, PAARL: MAIN ROAD 201: APPLICATION FOR SUBDIVISION AND PERMANENT DEPARTURE

1. The following refer:
 - 1.1. The application received from Nigel Burls & Associates dated 27 March 2025;
 - 1.2. Traffic impact statement by Trafficon dated 2 December 2024.
2. The subject property is part of the Fraaigelegen development which was approved as a whole in May 2022.
3. This application is for the following:
 - 3.1. Subdivision of Erf 41704, Paarl into 11 phases consisting of 400 Conventional Housing portions, 11 private street portions and 4 internal private open space portions;
 - 3.2. Permanent departure from the development parameters for:
 - 3.2.1. Height restriction from 8m to 9m;
 - 3.2.2. Coverage from 50% to 60% for erven larger than 500m²;
 - 3.2.3. Common building lines from 1.5m to 1m;
 - 3.3. Amendment of previous approved conditions of approval to exclude a retirement component, due to the submission of an amended "Future Land Use Plan"; and
 - 3.4. Technical approval for a Place of Assembly in order to permit a private club house.
4. The TIS concluded that the initial 200 residential units access Main Road 201 at the Fraaigelegen Road intersection, and that the link road to the main northern access be constructed to accommodate the next 200 units.



5. Fraaigelegen Road has a rural cross section, and the proposal to use it as an access road to the Hospital and to Phase 1, require that the road be upgraded. Drakenstein Municipality must immediately apply to take this road over as a municipal street as it can then decide on what improvements are required and approve them accordingly as Road Authority.
6. This Branch offers no objection to the application in terms of the Land Use Planning Act, No. 3 of 2014, subject to the following conditions:
 - 6.1. Access for the initial 200 residential units to Main Road 201 may be via the Fraaigelegen Road intersection;
 - 6.2. Before the development of Phase 2 starts, the internal Class 3 road must be constructed to provide access to the northern access at Main Road 201;
 - 6.3. Drakenstein Municipality must immediately apply in writing to the Branch to take over the whole of Fraaigelegen Road as a municipal street.
7. It is anticipated that Fraaigelegen Road requires upgrading to a municipal Class 3 cross section, with allowances for turn lanes, cyclists, pedestrians etc from its intersection with Main Road 201 up to its intersection with the internal link road of the Fraaigelegen development. The final cross section and improvements undertaken are for Drakenstein Municipality to approve as incoming Road Authority.

Yours Sincerely



DD FORTUIN

For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH

DATE: 10 OCTOBER 2025

