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Reference: 15/4/1 (461) P
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RM/HK

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APPLICATION FOR THE SUBDIVISION, CLOSURE OF A PUBLIC PLACE AND CONSOLIDATION: ERVEN UNREGISTERED ERF 20001 PAARL, ERF 9539 PAARL, ERF 9208 PAARL, ERF 470 PAARL, ERF 25430 PAARL, ERF 25437 PAARL, ERF 9515 PAARL, ERF 11675 PAARL, ERF 9513 PAARL, ERF 9514 PAARL, ERF 461 PAARL, UNREGISTERED ERF 463 PAARL, ERF 467 PAARL, ERF 469 PAARL, ERF 25429 PAARL AND ERF 25436 PAARL

With reference to your application, dated 20 June 2025, I have to inform you that the Drakenstein Municipal Planning Tribunal on 30 October 2025 resolved, that:

"1. Provisional approval be granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the subdivision of the following erven, as indicated on the respective Subdivision Plans drawn by TV3 Architects, Town Planners and Urban Designers dated 19 June 2025 (Plan No. 1-8), **(See Annexure C1-C8):**

- 1.1 Subdivision of Unregistered Erf 20001 Paarl** into three portions being Portion A ($\pm 181\text{m}^2$), Portion B ($\pm 1103\text{m}^2$) and Remainder Erf 20001 ($\pm 21246\text{m}^2$), as depicted on **(See Annexure C1);**
- 1.2 Subdivision of Erf 9539 Paarl** into two portions being Portion C ($\pm 1309\text{m}^2$) and Remainder Erf 9539 Paarl ($\pm 21846\text{m}^2$), as depicted on **(See Annexure C2);**
- 1.3 Subdivision of Erf 9208 Paarl** into two portions being Portion D ($\pm 2194\text{m}^2$) and Remainder Erf 9208 Paarl ($\pm 11364\text{m}^2$), as depicted on **(See Annexure C3);**
- 1.4 Subdivision of Erf 470 Paarl** into three portions being Portion E ($\pm 529\text{m}^2$), Portion F ($\pm 2965\text{m}^2$) and Remainder Erf 470 Paarl ($\pm 16797\text{m}^2$), as depicted on **(See Annexure C4);**

- 1.5 **Subdivision of Erf 25430 Paarl** into two portions being a Portion G ($\pm 215\text{m}^2$) and Remainder Erf 25430 Paarl ($\pm 4248\text{m}^2$), as depicted on (See Annexure C5);
 - 1.6 **Subdivision of Erf 25437 Paarl** into two portions being Portion H ($\pm 2194\text{m}^2$) and Remainder Erf 25437 Paarl ($\pm 11364\text{m}^2$), as depicted on (See Annexure C6);
 - 1.7 **Subdivision of Erf 9515 Paarl** into two portions being Portion I ($\pm 3231\text{m}^2$) and Remainder Erf 9515 Paarl ($\pm 26072\text{m}^2$), as depicted on (Annexure C7); and
 - 1.8 **Subdivision of Erf 11675 Paarl** into two portions being Portion J ($\pm 2542\text{m}^2$) and Remainder Erf 11675 Paarl ($\pm 2110\text{m}^2$), as depicted on (See Annexure C8).
2. **Provisional approval** be granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the closure of the following properties as a public place, as indicated on the respective Plans drawn by TV3 Architects, Town Planners and Urban Designers dated 19 June 2025 (Plans No. 2-10), (See Annexure C2-C10);
- 2.1 **Closure of Portion C** ($\pm 1309\text{m}^2$) as a public place and designated as public road, as depicted on (See Annexure C2);
 - 2.2 **Closure of Portion G** ($\pm 2015\text{m}^2$) as a public place and designated as public road, as depicted on (See Annexure C5);
 - 2.3 **Closure of Portion I** ($\pm 293\text{m}^2$) as a public place and designated as public road, as depicted on (See Annexure C7);
 - 2.4 **Closure of a portion of Portion J** ($\pm 294\text{m}^2$) as a public place and designated as public road, as depicted on (See Annexure C8);
 - 2.5 **Closure of Erf 9513** ($\pm 173\text{m}^2$) as a public place and designated as public road, as depicted on (See Annexure C9); and
 - 2.6 **Closure of a portion of Erf 9514** ($\pm 286\text{m}^2$) to be closed as public place and designated as public road, as depicted on (See Annexure C10).
3. **Provisional approval** be granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the consolidation of Erf 461, Unregistered Erf 463, Erf 467, Erf 469, Erf 25429, Erf 25436, Portion A, Portion B, Portion C, Portion D, Portion F, Portion G, Portion H, Portion I and Portion J to create a single consolidated land portion measuring approximately 20557m^2 in extent, to be designated as Public Road, as indicated on the Consolidation Plan drawn by TV3 Architects, Town Planners and Urban Designers dated 19 June 2025 (Plans No. 11), (See Annexure D).

4. *The approvals mentioned in Paragraphs 1 to 3 above be subject to the conditions laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018.*

4.1 *Compliance with the following general conditions:*

- 4.1.1 *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;*
- 4.1.2 *Any amendments to the application are subject to the relevant approval;*
- 4.1.3 *No new buildings are to be erected or existing structures altered without the approval of building plans by Council;*
- 4.1.4 *The subdivisions takes place largely in accordance with the respective Subdivision Plans drawn by TV3 Architects, Town Planners and Urban Designers dated 19 June 2025 (Plan No. 1-8), (See Annexure C1-C8);*
- 4.1.5 *The Consolidation takes place largely in accordance with the respective Consolidation Plan drawn by TV3 Architects, Town Planners and Urban Designers dated 19 June 2025 (Plans No. 11), (See Annexure D);*
- 4.1.6 *Should the applicant fail to comply with any of the conditions laid down, then council reserves the right to impose further future conditions.*

4.2 *Compliance with the following condition before or simultaneously with the construction of the road:*

- 4.2.1 *The thoroughfare (Remainder Erf 20001) be appropriately and permanently closed.*

5. *The following be regarded as the reasons for the decision:*

- 5.1 *The application stems from a Council Decision to allow for the Berg River Boulevard Extension;*
- 5.2 *The extension of the Berg River Boulevard will not trigger any listed activities under the EIA Regulations. As a result, no Environmental Authorisation is required;*

- 5.3 *The Department of Water and Sanitation (DWS) issued a General Authorisation;*
- 5.4 *The extension of the Berg River Boulevard will only be 290m long therefore no NID is required in terms of the Heritage Resources Act;*
- 5.5 *All the properties required to create the road reserve are in ownership of and/or vests in the Municipality;*
- 5.6 *The extension of the Berg River Boulevard will be beneficial to the entire Paarl Community in helping aid current traffic congestion, especially for people commuting from Paarl North to South and vice versa;*
- 5.7 *The proposed extension is aligned with the municipality's infrastructure planning;*
- 5.8 *The proposal is consistent with the principles and objectives of the SDF; and*
- 5.9 *The proposed extension is effectively required in terms of the provisions contained in the respective Traffic Impact Assessments prepared over time as part of various approved residential developments in order to cater to the increased traffic which is inevitable to increase."*

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.gov.za

Yours faithfully



H.G. STRIJDOM
MANAGER: LAND DEVELOPMENT MANAGEMENT