



Enquiries: Riyaaz Mowzer
Contact number: 021 807-4822
Reference: 2034421
Date: 17 April 2025

RM/JA

CK Rumboll & Partners
16 Rainier Street
PO Box 211
MALMESBURY
7299

Planning3@rumboll.co.za

Madam

**APPLICATION FOR THE SUBDIVISION, REZONING, CONSOLIDATION AND REGISTRATION OF
A RIGHT OF WAY SERVITUDE: ERVEN 4921, 17272 AND 17273 PAARL**

With reference to your application, dated 24 March 2025, I have to inform you that the Drakenstein Municipal Planning Tribunal on 10 April 2025 resolved as follows, that:

1. **Approval** be 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 Remainder Erf 4921 Paarl into three portions being Portion A ($\pm 1164\text{m}^2$), Portion B ($\pm 489\text{m}^2$) and Remainder Erf 4921 Paarl, as indicated on the Subdivision and Rezoning plan drawn by CK Rumboll and Partners dated March 2023 (Ref PAA/12848/ZN/GT), (**Annexure D**);
 - 1.2 **Rezoning** of the proposed Portions A and B from Transport Zone to Industrial Zone in order to create a uniform zoning with the adjacent Erven 17272 and 17273 Paarl;
 - 1.3 **Consolidations**, as indicated on the Consolidation Plan drawn by CK Rumboll and Partners dated March 2023 (Ref PAA/12848/ZN/GT), (**Annexure E**) as follows:
 - 1.3.1 **Consolidation** of Portion A ($\pm 1164\text{m}^2$) with Erf 17272 Paarl ($\pm 12060\text{m}^2$) to form a new land unit measuring $\pm 13224\text{m}^2$ in extent;

- 1.3.2 **Consolidation of Portion B ($\pm 489\text{m}^2$) with Erf 17273 Paarl ($\pm 4886\text{m}^2$)**
in order to form a new land unit measuring $\pm 5375\text{m}^2$ in extent; and
2. It is herewith certified in terms of Section 24 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, that the following servitudes be exempted from the provisions of Sections 15 and 20 to 23 of the Drakenstein By-law on Municipal Land Use Planning, 2018, as stipulated on the Consolidation Plan drawn by CK Rumboll and Partners dated March 2023 (Ref PAA/12848/ZN/GT), (Annexure E), for the following:
- A 3.8m wide right of way servitude over Erven 17272 and 17273 Paarl;
3. The approval mentioned in Paragraphs 1 above shall be subject to the conditions laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018.
- 3.1 Compliance with the following conditions from a town planning point of view be applicable:
- 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 The subdivision takes place largely in accordance with the respective Subdivision and Rezoning plan drawn by CK Rumboll and Partners dated March 2023 (Ref PAA/12848/ZN/GT), (Annexure D);
 - 3.1.5 The Consolidation takes place largely in accordance with the respective the Consolidation Plan drawn by CK Rumboll and Partners dated March 2023 (Ref PAA/12848/ZN/GT), (Annexure E);
 - 3.1.6 Adherence to the conditions laid down in the memorandum of Drakenstein Municipality: Electro Technical Engineering Services Department referenced 8/2/5_4921_17272_17273 dated 10 February 2024, (Annexure J); and

- 3.1.7 Should the applicant fail to comply with any of the conditions laid down, then the council reserves the right to impose further future 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.gov.za.

Yours faithfully



H.G. STRIJDOM
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

SUBDIVISION & REZONING PLAN: RE/4921, PAARL



LEGEND:

- Subdivision line
- Erf boundaries

ZONING:

- Transport Zone
- Industrial Zone

NOTES

RE/4921, Paarl, is zoned Transport Zone in terms of the Drakenstein Municipal By-law on Land Use Planning.

Application is made to subdivide two portions (±1653m² in total extent) from RE/4921 i.e. Portion 1 (±1164m²) and Portion 2 (±489m²) and rezone the newly created Portion 1 and Portion 2 from Transport Zone to Industrial Zone.

Drawing by:

Geno Theron

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



C.K. RUMBOLL & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
16 RAINIER STREET, MALMESBURY
Tel: 022 - 4821845
Fax: 022 - 4871651
Email: planning3@rumboll.co.za

DATE:
MARCH 2023

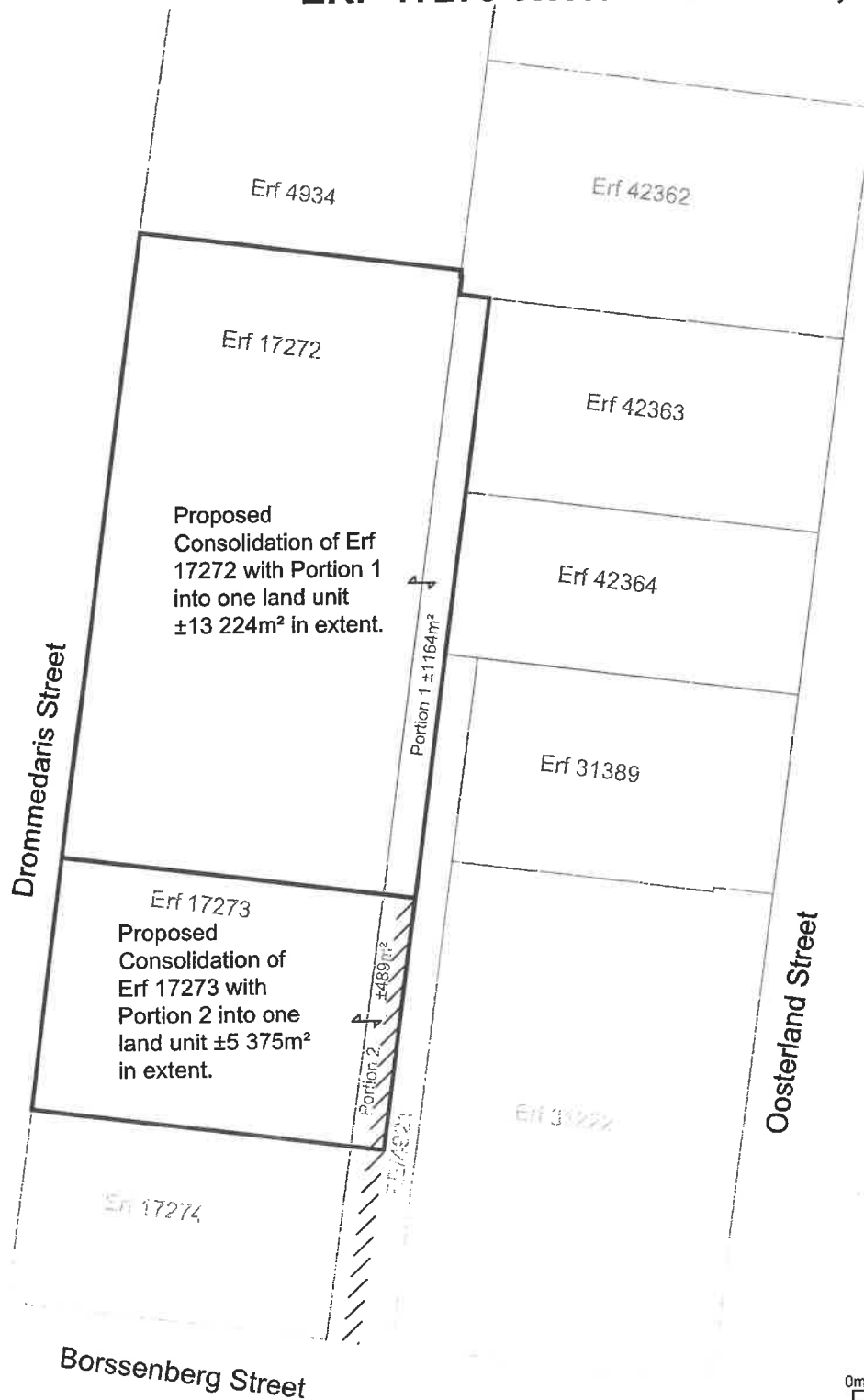
AUTHORITY:
DRAKENSTEIN MUNICIPALITY

REF:

PAA/12648/ZN/IGT

CONSOLIDATION PLAN: ERF 17272 WITH PORTION 1, PAARL; ERF 17273 WITH PORTION 2, PAARL.

ANNEXURE E



LEGEND:

- Proposed New Erf Boundaries
- Existing Erf Boundaries
- Consolidation
- Proposed 3.8m wide right of way servitude

NOTES

The 3.8m right of way servitude to be moved to the most eastern boundary of the new property boundaries.

PROPOSED CONSOLIDATION:

	Extent	Zoning
Portion 1	± 1 164m ²	Industrial
Erf 17272	±12 060m ²	Industrial
Consolidated		
Erf	±13 224m ²	Industrial

	Extent	Zoning
Portion 2	± 489m ²	Industrial
Erf 17273	± 4 886m ²	Industrial
Consolidated		
Erf	± 5 375m ²	Industrial

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15 RAINIER STREET, MALMESBURY
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DATE:
MARCH 2023

AUTHORITY:
DRAKENSTEIN MUNICIPALITY

REF:
PAA/12848/ZN/GT

0m 10m 20m 30m 40m



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Civic Centre, Berg River Boulevard, Paarl 7646

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_4921_17272_17273
Date:	10 February 2024
Subject:	PROPOSED SUBDIVISION, REZONING, CONSOLIDATION AND PRIVATE RIGHT OF WAY SERVITUDE, ERVEN 4921, 17272 AND 17273, 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.

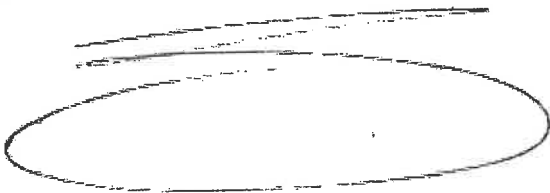
2. THE FOLLOWING CONDITIONS WILL APPLY

- 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 Service Department (Planning and Design division - Chief Engineering Technician) in the case where a request for the change and or upgrade of the existing supply is required.

3. GENERAL

- 3.1. NRS069 Network recovery cost will apply for any additional load requirement and will be calculated according to the following as indicated in approved tariffs: **R5 180.00 per kVA (V.A.T. included)**. The cost as mentioned above is valid until 30 June 2024 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 finance 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



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MANAGER: PLANNING AND CUSTOMER SERVICES

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