



DRAKENSTEIN

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Contact number: 021 - 8074832
Reference: 15/4/1 (4929) P
Date: 30 October 2025

CB/JA

CK Rumboll and Partners
PO Box 211
Rainierstr 16,
Malmesbury,
7299

Email: planning9@rumboll.co.za

Sir

APPLICATION FOR REMOVAL OF RESTRICTIVE CONDITIONS AND CONSENT USE ON ERF 4929 PAARL

Your above-mentioned application (collaborator Reference 2251745) 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 **Removal of Restrictive** Title Condition 2. B. (6) as held under Deed of Transfer T450/2025, to permit the establishment of a "Place of Assembly".
 - 1.2 **Consent Use** in order to establish a "Place of Assembly" for the gathering of groups of people for religious purposes.
2. The approvals mentioned in the above paragraphs are 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 set by the Drakenstein Municipality: Civil Engineering Services Division as set out in its memorandum 15/4/1(4929) P (1372) dated 10 September 2025, (**Annexure D**);
 - 2.2 The "Place of Assembly" shall adhere to the standard parking ratio and shall not exceed ± 400 seats in the auditorium or a Gross Leasable Area (GLA) of $\pm 886\text{m}^2$, without consent from Drakenstein Municipality.

- 2.3 The owner shall be responsible for the cost of conducting a noise impact assessment (NIA) in accordance with SANS 10328, should any noise complaints be received from the public and the appropriate sound-proofing measures will need to be implemented to the satisfaction of the Noise Control Officer at Drakenstein Municipality.
 - 2.4 The applicant shall be responsible for the cost of the publication, in the Provincial Gazette, of the final notice regarding the removal of the restrictive condition, which should be attended to prior to the submission of any building plans;
 - 2.5 The applicant shall be responsible for the submission of the original title deed at the Cape Town Deeds Office for the necessary endorsement by the Registrar of Deeds, together with a copy of the final removal notice as published in the Provincial Gazette. A copy of the endorsed title deed must be supplied to the municipality for record keeping purposes;
 - 2.6 No buildings or structures may be erected, or existing structures altered, without the approval of building plans by Council.
 - 2.7 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 application was administrated in terms of the Drakenstein Municipal Land Use Planning Bylaw, 2018 and notification was given to the surrounding property owners to submit comments or objections. No objections were received.
 - 3.2 The application was also circulated to various internal and external departments for comment and consideration. No objections to the proposed development were received.
 - 3.3 Erf 4929 Paarl is connected to all the required municipal services and infrastructure.
 - 3.4 Erf 4929 Paarl is situated within the existing Dal Josaphat Industrial precinct and does not affect any policies.
 - 3.5 The application for the Removal of the Restrictive Title Condition in T450/2025, was consideration in terms of Section 33(4) of the Drakenstein Bylaw on Municipal Land Use Planning, in accordance with Section 39(5) of the Land Use Planning Act (LUPA) and Section 47 of SPLUMA.

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.



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

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



Memo

To: EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE
(ATTENTION: C. VAN DER BANK)

From: EXECUTIVE DIRECTOR: ENGINEERING SERVICES

Enquiries: LH. SMITH

Collaborator number: 2251745

Reference number: 15/4/1 (4929) P (1372)

Date: 10 September 2025

Subject: APPLICATION FOR PROPOSED CONSENT USE AND REMOVAL OF
RESTRICTIVE TITLE DEED CONDITIONS – ERF 4929, 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.

2 STORM WATER

- 2.1 No development is allowed within the 1:50 year flood line and any construction within the 1:100 year flood line must be 1m above the 1:100 year flood line;
- 2.2 Any new storm water networks will be the responsibility of the developer, including all internal and bulk connectors;
- 2.3 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;
- 2.4 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 ***A Stormwater Management Plan must be submitted to this department for approval, prior to the approval of any building or civil engineering plans.***

3 WATER

- 3.1 The existing water meter is to be retained;
- 3.2 Water saving devices shall be installed in toilets, bathrooms and basins; and
- 3.3 Any existing system that is to remain shall be upgraded to minimum municipal standards.

4 WASTEWATER SERVICES

- 4.1 The existing connection is to be retained; and
- 4.2 Any existing system that is to remain shall be upgraded to minimum municipal standards.

5 SOLID WASTE

- 5.1 The Municipality undertakes to remove household refuse in accordance with its by-laws and shall make its own arrangements with the occupants of the erf 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; and

5.3 Refuse collection shall be from the kerbside of the erf.

6 DEVELOPMENT CHARGES

6.1 Based on the information provided in the application, Development Charges will be calculated when a more detailed SDP is submitted.

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 GLA;*

7.2 The developer is responsible for the payment of a Developers Charge (water, sewer, stormwater, solid waste and roads) which can be discounted against the bulk service cost needed for the development;

7.3 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;

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

7.5 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

7.6 The above conditions are to be complied with in stages

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

7.6.2 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

- 7.6.3 Proof of compliance for the requirements associated with long term operations must be available on request.



LH Smith

SENIOR MANAGER: INFRASTRUCTURE MANAGEMENT

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