



DRAKENSTEIN

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Civic Centre, Berg River Boulevard, Paarl 7647

Enquiries: J Daniels
Contact number: 021 - 8074581
Reference: 15/4/1 (17201) P
Date: 22 October 2025

JD/JA

David Hellig & Abahamse
Land Surveyores
PO Box 18
PAARL
7622

DAVID@dhaa.co.za

Sir

APPLICATION FOR SUBDIVISION, REZONING, CONSOLIDATION, REGISTRATION OF A SERVITUDE AREA, PERMANENT AND TEMPORARY LAND USE DEPARTURES: ERVEN 3700, 10974 AND 17201 PAARL

Your above-mentioned application (collaborator Reference 2269780) refers.

1. **Provisional approval** has been 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 10974 Paarl into Portion A ($\pm 9\text{m}^2$) and a Remainder Erf ($\pm 921\text{m}^2$), as indicated on the Plan of Subdivision and Consolidation Erf 17201 Paarl, drawn by David Hellig & Abrahamse Professional Land Surveyors, Plan No. 3 Rev 2, File No. P3737/24, dated August 2025 (**Annexure B**);
 - 1.2 **Subdivision** of Erf 17201 Paarl into Portion C ($\pm 205\text{m}^2$), Portion D ($\pm 11\text{m}^2$) being public street and a Remainder Erf ($\pm 1637\text{m}^2$), as indicated on the Plan of Subdivision and Consolidation Erf 17201 Paarl, drawn by David Hellig & Abrahamse Professional Land Surveyors, Plan No. 3 Rev 2, File No. P3737/24, dated August 2025 (**Annexure B**);
 - 1.3 **Rezoning** of Portion D ($\pm 11\text{m}^2$) from Conventional Housing Zone to Transport Zone for public road purposes, as indicated on the Plan of Subdivision and Consolidation Erf 17201 Paarl, drawn by David Hellig & Abrahamse Professional Land Surveyors, Plan No. 3 Rev 2, File No. P3737/24, dated August 2025 (**Annexure B**);

- 1.4 **Consolidation** of Portions A, C and Erf 3700 Paarl to form one cadastral land unit ($\pm 1052\text{m}^2$), as indicated on the Plan of Subdivision and Consolidation Erf 17201 Paarl, drawn by David Hellig & Abrahamse Professional Land Surveyors, Plan No. 3 Rev 2, File No. P3737/24, dated August 2025 (**Annexure B**);
- 1.5 **Permanent** land use departures, as indicated on the Plan of Subdivision and Consolidation Erf 17201 Paarl, drawn by David Hellig & Abrahamse Professional Land Surveyors, Plan No. 3 Rev 2, File No. P3737/24, dated August 2025 (**Annexure B**), for the following:
 - 1.5.1 **Relaxation** of the street building line 4.5m to 1.3m for the proposed teachers accommodation;
 - 1.5.2 Relaxation of the southern side building line from 1.5m to 0.0m for the proposed teachers accommodation;
 - 1.5.3 Relaxation of eastern side building line from 1.5m to 0.0m for the existing garage above the teachers accommodation;
 - 1.5.4 Relaxation of the permissible height from 8.0m to 8.08m for the proposed addition on Remainder Erf 17201 Paarl;
 - 1.5.5 Relaxation of the permissible height from 4.0m to 5.1m in respect of the new garage above the teachers accommodation;
 - 1.5.6 Relaxation to increase the width from 6.5m to 7.7m in respect of the new garage above the teachers accommodation; and
 - 1.5.7 Relaxation of the southern side building line from 0.5m to 0.0m for non-opening windows in the new garage above the teachers accommodation;
- 1.6 **Temporary** land use departure to utilise the existing buildings and structures together with additions thereto situated on Remainder Erf 17201 Paarl, for a Place of Instruction, which includes amenities for a physiotherapist, bio kineticist, psychologist, gym, locker room, admin, study centre, kitchen, library and teachers accommodation, as indicated on the Plan of Subdivision and Consolidation Erf 17201 Paarl, drawn by David Hellig & Abrahamse Professional Land Surveyors, Plan No. 3 Rev 2, File No. P3737/24, dated August 2025 (**Annexure B**);

- 1.7 In terms of Section 24(1)(f) of the Drakenstein Municipality Bylaw on Municipal Land Use Planning, 2018, a servitude area $\pm 137\text{m}^2$ representing a servitude right of way, garage and parking area, limited in height above the soffit level of the concrete slab over the teachers accommodation, to be registered over Remainder Erf 17201 Paarl, in favour of the consolidated land unit (Portions A, C and Erf 3700 Paarl), as indicated on the Plan of Subdivision and Consolidation Erf 17201 Paarl, drawn by David Hellig & Abrahamse Professional Land Surveyors, Plan No. 3 Rev 2, File No. P3737/24, dated August 2025 (**Annexure B**), be exempted from the provisions of Sections 15 and 20 to 23 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018;
- 1.8 Permission to develop within the Special Character Protected Area Overlay Zone of Paarl, is accepted and supported;
- 1.9 The SDP indicating parking provision on Remainder Erf 17201 Paarl, be accepted and supported;
2. The approvals mentioned in Paragraph 1.1 to 1.9 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 (3700, 10974, 10975 & 17201) P (1061) dated 31 July 2025 (**Annexure D**);
 - 2.2 Adherence to the conditions laid down by the Drakenstein Municipality: Electrical Engineering Services Division in its memorandum with reference 8/2/5_3700_10974_10975_17201 dated 24 August 2025 (**Annexure E**);
 - 2.3 Adherence to the condition laid down by the Drakenstein Municipality: Spatial Planning, Section – Heritage Subsection as in its letter with reference 15/3/8/1 dated 2 September 2025 (**Annexure F**);
 - 2.4 The temporary land use departure within the existing and additional structures on the Remainder Erf 17201 Paarl, be permitted for a maximum period of 5 years from date of final approval;

- 2.5 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;
 - 2.6 Any further amendments to the application be subject to the relevant approval;
 - 2.7 That a copy of the Surveyor-General diagram be submitted to Council for record keeping purposes;
 - 2.8 No new buildings or boundary walls be erected or existing structure altered without the approval of building plans by Council;
 - 2.9 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 proposal is located within the delineated urban edge, encouraging urban compaction and reducing urban sprawl;
 - 3.2 The proposal is not expected to detract from the character of the area, as the existing structures will be retained with additions to the Remainder Erf 17201 Paarl;
 - 3.3 The proposal is not expected to have a significant negative impact on the existing surrounding built and natural environment;
 - 3.4 The proposal is not expected to negatively impact on the health, safety and well-being of the surrounding community;
 - 3.5 Sufficient on-site parking provision will be provided, as indicated on the SDP of Remainder Erf 17201 Paarl;
 - 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 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.

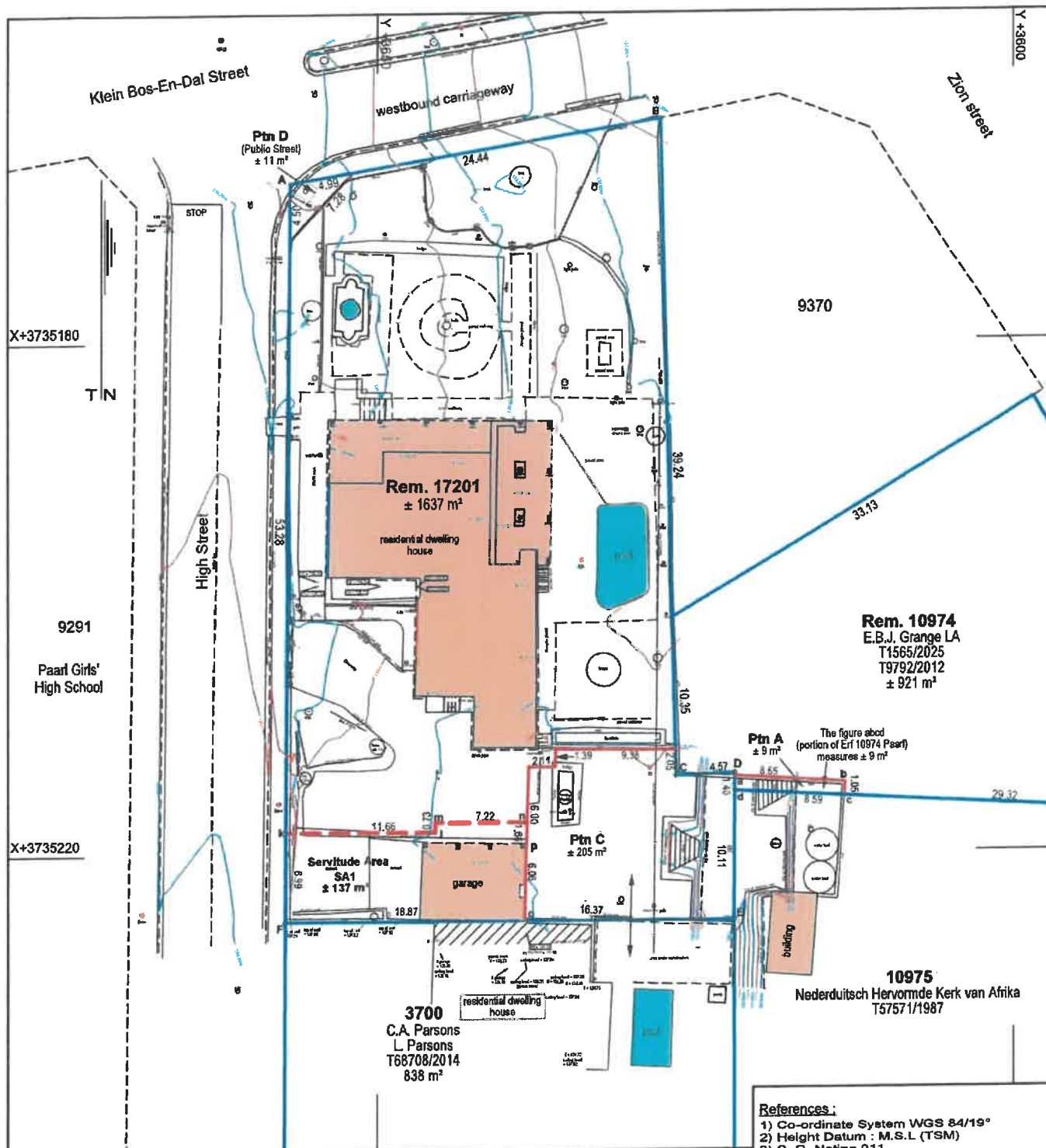
Should there be any appeals against the decision, the application title (heading) must be used as reference. The appeal procedures are set out in Section 80 of the above-mentioned bylaw (attached).

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
MANAGER: LAND DEVELOPMENT MANAGEMENT

**Notes****A) Subdivisions**

- 1) Erf 10974 Paarl is to be subdivided into :
 - a) Ptn A ± 9 square metres
 - b) Rem 10974 ± 921 square metres
- 2) Erf 17201 Paarl is to be subdivided into
 - e) Ptn C ± 205 square metres
 - f) Ptn D (Public Street) ± 11 square metres
 - g) Rem 17201 ± 1637 square metres

B) Rezoning

- 3) Ptn D is to be rezoned from Conventional Housing Zone to Transport Zone

C) Consolidation

- 4) Ptns A, C and Erf 3700 Paarl are to be consolidated to form a land unit measuring ± 1052 square metres in extent
- 5) The figure klmpqf represents a Servitude Right of Way, Garage and Parking Area SA1 measuring ± 137 m² in extent, limited in height above the soffit level of the concrete slab, and to be registered over the Remainder of Erf 17201 Paarl in favour of the Consolidated Land Unit (Erf 3700 Paarl and Ptns A and C)
- 6) A temporary land use departure to utilise the Remainder of Erf 17201 Paarl for a place of instruction in accordance with the Site Development Plan prepared by Maryna Pretorius, Architect

References:

- 1) Co-ordinate System WGS 84/19°
- 2) Height Datum : M.S.L. (TSM)
- 3) S. G. Noting 911

dh&a

david hellig & abrahamse

professional land surveyors
258 Main Street
PAARL 7848

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email : david@dhaa.co.za

project

**PLAN OF SUBDIVISION
AND CONSOLIDATION**

Erf 17201 Paarl

Scale	1 / 300@A3
Date	August 2025
File No	P3737/24
Plan No	3 Rev 2

Memo

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

From: EXECUTIVE DIRECTOR: ENGINEERING SERVICES

Enquiries: LH. SMITH

Collaborator number: 2269780

Reference number: 15/4/1 (3700, 10974, 10975 & 17201) P (1061)

Date: 31 July 2025

Subject: APPLICATION FOR SUBDIVISION, REZONING, CONSOLIDATION,
REGISTRATION OF A SERVITUDE AREA, TEMPORARY AND PERMANENT
LAND USE DEPARTURES: ERVEN 3700, 10974, 10975 & 17201, 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 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.

3 WATER

- 3.1 *The existing water metered connections to the properties shall remain;*
- 3.2 *The Teacher's accommodation units on Remainder erf 17201 Paarl must each be provided with separate sub water meters to municipal specifications;*
- 3.3 *If the existing water meter connection size on erf 17201 Paarl, requires upgrading, a revised engineering report must be submitted based on the water consumption;*
- 3.4 Water saving devices shall be installed in toilets, bathrooms and basins; and
- 3.5 Any existing system that is to remain shall be upgraded to minimum municipal standards.

4 WASTEWATER SERVICES

- 4.1 *The existing wastewater connections to the properties shall remain;*
- 4.2 *The internal wastewater systems must be separated for each individual portion; and*
- 4.3 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 erven for the removal of such household refuse; and
- 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.

6 DEVELOPMENT CHARGES

- 6.1 Based on the information provided in the application, the Development Charge payable by the developer is **R 69 084.00 (Exd 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 0.00
 - 6.1.2 Sewer = R 0.00
 - 6.1.3 Roads = R 69 014.00
 - 6.1.4 Stormwater = R 0.00
 - 6.1.5 Solid Waste = R 70.00
- 6.2 Note that the Development Charge calculated will only be applicable to the approved SDP provided in the application. If the developer wishes to increase the Gross Leasable Area of the development in future, resulting in an additional impact on engineering services, this department will investigate whether the developer is liable for the payment of Development Charges within the given legislative and policy frameworks.

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 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;
- 7.3 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;
- 7.4 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 7.5 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;
- 7.6 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;

- 7.7 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;
- 7.8 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
- 7.9 The above conditions are to be complied with in stages.
- 7.9.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 7.9.2 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
- 7.9.3 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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LHS/bb

DRAKENSTEIN MUNICIPALITY DEVELOPMENT CHARGES CALCULATOR *Development Charges Summary*

Home

Erf Number of Development: 3700 j
Physical Address: High Street
Municipal Area: Paarl, Middelburg, Wellington
Municipal Valuation of Property: #####
Owner: The Parsons Family Trust
Owner ID No: 10974 j

33 10974 j 10975 j
Paarl 7646

Land Use	Unit	Usage	Land Area developed with Land Use (m ²)	CALCULATED EXISTING DEMAND						EXISTING DEVELOPMENT CHARGE PER SERVICE					
				Water (kL/day)	Sanitation (kL/day)	Stormwater (c.f.a)	Solid Waste (tonnes/week)	Roads (trips/yr)	Electricity (kVA)	Water	Sanitation	Stormwater	Solid Waste	Roads	Electricity
Single Residential (Low Income)	sqm	1	1050	1.10	0.80	0.07	0.05	1.50							
Single Residential (Medium Income)	sqm	1	800	1.20	0.80	0.07	0.05	1.50							
Single Residential (High Income)	sqm	1	600	1.20	0.80	0.07	0.05	1.50							
Office	100 m ² of GLA	6	6000	6.00	4.20	0.29	0.37	18.30							

Existing

Land Use	Unit	Usage	Land Area developed with Land Use (m ²)	CALCULATED NEW DEMAND						NEW DEVELOPMENT CHARGE PER SERVICE				
				Water (kL/day)	Sanitation (kL/day)	Stormwater (c.f.a)	Solid Waste (tonnes/week)	Roads (trips/yr)	Electricity (kVA)	Water	Sanitation	Stormwater	Solid Waste	Roads
Single Residential (Low and Medium Income High Income)	sqm	1	922	3.20	0.80	0.06	0.05	2.50						
Office	100 m ² of GLA	6	2740	9.60	3.60	0.14	0.13	33.00						
Open Reserve	ha	0.0012	33	14.00	15.00	10.00	0.00	13.50						
Accommodation	bedroom	3	130.5	6.60	0.30	0.02	0.02	3.20						
Open Reserve	ha	0.0077	457	19.00	16.00	10.00	0.00	16.50						
Office	100 m ² of GLA	0.166	133.6	5.90	0.08	0.01	0.00	0.47						

Office	100 ms of GLA	0.084	57.0	0.07	0.06	0.00	0.01	0.41
Office	100 ms of GLA	0.274	57.6	0.07	0.05	0.00	0.01	0.40
Office	100 ms of GLA	0.304	139.8	0.11	0.06	0.02	0.02	0.73
Single Resident for Grand area + County Board Main Income	off	1	1324	0.40	0.49	0.04	0.06	3.00
TOTAL				5.75	3.96	0.20	0.37	22.32

DEVELOPMENT CHARGE PER SERVICE

EXEMPTIONS PER SERVICE (106)

DEVELOPMENT CHARGE PER SERVICE WITH EXEMPTIONS	APPLICABLE CREDITS (%)	APPLICABLE CREDITS (\$)
1.00	0.00	0.00
2.00	0.00	0.00
3.00	0.00	0.00
4.00	0.00	0.00
5.00	0.00	0.00
6.00	0.00	0.00
7.00	0.00	0.00
8.00	0.00	0.00
9.00	0.00	0.00
10.00	0.00	0.00
11.00	0.00	0.00
12.00	0.00	0.00
13.00	0.00	0.00
14.00	0.00	0.00
15.00	0.00	0.00
16.00	0.00	0.00
17.00	0.00	0.00
18.00	0.00	0.00
19.00	0.00	0.00
20.00	0.00	0.00
21.00	0.00	0.00
22.00	0.00	0.00
23.00	0.00	0.00
24.00	0.00	0.00
25.00	0.00	0.00
26.00	0.00	0.00
27.00	0.00	0.00
28.00	0.00	0.00
29.00	0.00	0.00
30.00	0.00	0.00
31.00	0.00	0.00
32.00	0.00	0.00
33.00	0.00	0.00
34.00	0.00	0.00
35.00	0.00	0.00
36.00	0.00	0.00
37.00	0.00	0.00
38.00	0.00	0.00
39.00	0.00	0.00
40.00	0.00	0.00
41.00	0.00	0.00
42.00	0.00	0.00
43.00	0.00	0.00
44.00	0.00	0.00
45.00	0.00	0.00
46.00	0.00	0.00
47.00	0.00	0.00
48.00	0.00	0.00
49.00	0.00	0.00
50.00	0.00	0.00
51.00	0.00	0.00
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68.00	0.00	0.00
69.00	0.00	0.00
70.00	0.00	0.00
71.00	0.00	0.00
72.00	0.00	0.00
73.00	0.00	0.00
74.00	0.00	0.00
75.00	0.00	0.00
76.00	0.00	0.00
77.00	0.00	0.00
78.00	0.00	0.00
79.00	0.00	0.00
80.00	0.00	0.00
81.00	0.00	0.00
82.00	0.00	0.00
83.00	0.00	0.00
84.00	0.00	0.00
85.00	0.00	0.00
86.00	0.00	0.00
87.00	0.00	0.00
88.00	0.00	0.00
89.00	0.00	0.00
90.00	0.00	0.00
91.00	0.00	0.00
92.00	0.00	0.00
93.00	0.00	0.00
94.00	0.00	0.00
95.00	0.00	0.00
96.00	0.00	0.00
97.00	0.00	0.00
98.00	0.00	0.00
99.00	0.00	0.00
100.00	0.00	0.00

TOTAL DEVELOPMENT CHARGE PAYABLE (EXCLUDING VAT)

TOTAL DEVELOPMENT CHARGE PAYABLE (INCLUDING VAT)

Application Processed by:

Bradley Boonen

Signature: _____

[Signature]

Date:

31-Jul-25

Payment Received R:

Sl. No.	Particulars	1970-71	1971-72	1972-73	1973-74	1974-75	1975-76	1976-77	1977-78	1978-79	1979-80	1980-81	1981-82	1982-83	1983-84	1984-85	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68	2068-69	2069-70	2070-71	2071-72	2072-73	2073-74	2074-75	2075-76	2076-77	2077-78	2078-79	2079-80	2080-81	2081-82	2082-83	2083-84	2084-85	2085-86	2086-87	2087-88	2088-89	2089-90	2090-91	2091-92	2092-93	2093-94	2094-95	2095-96	2096-97	2097-98	2098-99	2099-00	2100-01	2101-02	2102-03	2103-04	2104-05	2105-06	2106-07	2107-08	2108-09	2109-10	2110-11	2111-12	2112-13	2113-14	2114-15	2115-16	2116-17	2117-18	2118-19	2119-20	2120-21	2121-22	2122-23	2123-24	2124-25	2125-26	2126-27	2127-28	2128-29	2129-30	2130-31	2131-32	2132-33	2133-34	2134-35	2135-36	2136-37	2137-38	2138-39	2139-40	2140-41	2141-42	2142-43	2143-44	2144-45	2145-46	2146-47	2147-48	2148-49	2149-50	2150-51	2151-52	2152-53	2153-54	2154-55	2155-56	2156-57	2157-58	2158-59	2159-60	2160-61	2161-62	2162-63	2163-64	2164-65	2165-66	2166-67	2167-68	2168-69	2169-70	2170-71	2171-72	2172-73	2173-74	2174-75	2175-76	2176-77	2177-78	2178-79	2179-80	2180-81	2181-82	2182-83	2183-84	2184-85	2185-86	2186-87	2187-88	2188-89	2189-90	2190-91	2191-92	2192-93	2193-94	2194-95	2195-96	2196-97	2197-98	2198-99	2199-00	2200-01	2201-02	2202-03	2203-04	2204-05	2205-06	2206-07	2207-08	2208-09	2209-10	2210-11	2211-12	2212-13	2213-14	2214-15	2215-16	2216-17	2217-18	2218-19	2219-20	2220-21	2221-22	2222-23	2223-24	2224-25	2225-26	2226-27	2227-28	2228-29	2229-30	2230-31	2231-32	2232-33	2233-34	2234-35	2235-36	2236-37	2237-38	2238-39	2239-40	2240-41	2241-42	2242-43	2243-44	2244-45	2245-46	2246-47	2247-48	2248-49	2249-50	2250-51	2251-52	2252-53	2253-54	2254-55	2255-56	2256-57	2257-58	2258-59	2259-60	2260-61	2261-62	2262-63	2263-64	2264-65	2265-66	2266-67	2267-68	2268-69	2269-70	2270-71	2271-72	2272-73	2273-74	2274-75	2275-76	2276-77	2277-78	2278-79	2279-80	2280-81	2281-82	2282-83	2283-84	2284-85	2285-86	2286-87	2287-88	2288-89	2289-90	2290-91	2291-92	2292-93	2293-94	2294-95	2295-96	2296-97	2297-98	2298-99	2299-00	2300-01	2301-02	2302-03	2303-04	2304-05	2305-06	2306-07	2307-08	2308-09	2309-10	2310-11	2311-12	2312-13	2313-14	2314-15	2315-16	2316-17	2317-18	2318-19	2319-20	2320-21	2321-22	2322-23	2323-24	2324-25	2325-26	2326-27	2327-28	2328-29	2329-30	2330-31	2331-32	2332-33	2333-34	2334-35	2335-36	2336-37	2337-38	2338-39	2339-40	2340-41	2341-42	2342-43	2343-44	2344-45	2345-46	2346-47	2347-48	2348-49	2349-50	2350-51	2351-52	2352-53	2353-54	2354-55	2355-56	2356-57	2357-58	2358-59	2359-60	2360-61	2361-62	2362-63	2363-64	2364-65	2365-66	2366-67	2367-68	2368-69	2369-70	2370-71	2371-72	2372-73	2373-74	2374-75	2375-76	2376-77	2377-78	2378-79	2379-80	2380-81	2381-82	2382-83	2383-84	2384-85	2385-86	2386-87	2387-88	2388-89	2389-90	2390-91	2391-92	2392-93	2393-94	2394-95	2395-96	2396-97	2397-98	2398-99	2399-00	2400-01	2401-02	2402-03	2403-04	2404-05	2405-06	2406-07	2407-08	2408-09	2409-10	2410-11	2411-12	2412-13	2413-14	2414-15	2415-16	2416-17	2417-18	2418-19	2419-20	2420-21	2421-22	2422-23	2423-24	2424-25	2425-26	2426-27	2427-28	2428-29	2429-30	2430-31	2431-32	2432-33	2433-34	2434-35	2435-36	2436-37	2437-38	2438-39	2439-40	2440-41	2441-42	2442-43	2443-44	2444-45	2445-46	2446-47	2447-48	2448-49	2449-50	2450-51	2451-52	2452-53	2453-54	2454-55	2455-56	2456-57	2457-58	2458-59	2459-60	2460-61	2461-62	2462-63	2463-64	2464-65	2465-66	2466-67	2467-68	2468-69	2469-70	2470-71	2471-72	2472-73	2473-74	2474-75	2475-76	2476-77	2477-78	2478-79	2479-80	2480-81	2481-82	2482-83	2483-84	2484-85	2485-86	2486-87	2487-88	2488-89	2489-90	2490-91	2491-92	2492-93	2493-94	2494-95	2495-96	2496-97	2497-98	2498-99	2499-00	2500-01	2501-02	2502-03	2503-04	2504-05	2505-06	2506-07	2507-08	2508-09	2509-10	2510-11	2511-12	2512-13	2513-14	2514-15	2515-16	2516-17	2517-18	2518-19	2519-20	2520-21	2521-22	2522-23	2523-24	2524-25	2525-26	2526-27	2527-28	2528-29	2529-30	2530-31	2531-32	2532-33	2533-34	2534-35	2535-36	2536-37	2537-38	2538-39	2539-40	2540-41	2541-42	2542-43	2543-44	2544-45	2545-46	2546-47	2547-48	2548-49	2549-50	2550-51	2551-52	2552-53	2553-54	2554-55	2555-56	2556-57	2557-58	2558-59	2559-60	2560-61	2561-62	2562-63	2563-64	2564-65	2565-66	2566-67	2567-68	2568-69	2569-70	2570-71	2571-72	2572-73	2573-74	2574-75	2575-76	2576-77	2577-78	2578-79	2579-80	2580-81	2581-82	2582-83	2583-84	2584-85	2585-86	2586-87	2587-88	2588-89	2589-90	2590-91	2591-92	2592-93	2593-94	2594-95	2595-96	2596-97	2597-98	2598-99	2599-00	2600-01	2601-02	2602-03	2603-04	2604-05	2605-06	2606-07	2607-08	2608-09	2609-10	2610-11	2611-12	2612-13	2613-14	2614-15	2615-16	2616-17	2617-18	2618-19	2619-20	2620-21	2621-22	2622-23	2623-24	2624-25	2625-26	2626-27	2627-28	2628-29	2629-30	2630-31	2631-32	2632-33	2633-34	2634-35	2635-36	2636-37	2637-38	2638-39	2639-40	2640-41	2641-42	2642-43	2643-44	2644-45	2645-46	2646-47	2647-48	2648-49	2649-50	2650-51	2651-52	2652-53	2653-54	2654-55	2655-56	2656-57	2657-58	2658-59	2659-60	2660-61	2661-62	2662-63	2663-64	2664-65	2665-66	2666-67	2667-68	2668-69	2669-70	2670-71	2671-72	2672-73	2673-74	2674-75	2675-76	2676-77	2677-78	2678-79	2679-80	2680-81	2681-82	2682-83	2683-84	2684-85	2685-86	2686-87	2687-88	2688-89	2689-90	2690-91	2691-92	2692-93	2693-94	2694-95	2695-96	2696-97	2697-98	2698-99	2699-00	2700-01	2701-02	2702-03	2703-04	2704-05	2705-06	2706-07	2707-08	2708-09	2709-10	2710-11	2711-12	2712-13	2713-14	2714-15	2715-16	2716-17	2717-18	2718-19	2719-20	2720-21	2721-22	2722-23	2723-24	2724-25	2725-26	2726-27	2727-28	2728-29	2729-30	2730-31	2731-32	2732-33	2733-34	2734-35	2735-36	2736-37	2737-38	2738-39	2739-40	2740-41	2741-42	2742-43	2743-44	2744-45	2745-46	2746-47	2747-48	2748-49	2749-50	2750-51	2751-52	2752-53	2753-54	2754-55	2755-56	2756-57	2757-58	2758-59	2759-60	2760-61	2761-62	2762-63	2763-64	2764-65	2765-66	2766-67	2767-68	2768-69	2769-70	2770-71	2771-72	2772-73	2773-74	2774-75	2775-76	2776-77	2777-78	2778-79	2779-80	2780-81	2781-82	2782-83	2783-84	2784-85	2785-86	2786-87	2787-88	2788-89	2789-90	2790-91	2791-92	2792-93	2793-94	2794-95	2795-96	2796-97	2797-98	2798-99	2799-00	2800-01	2801-02	2802-03	2803-04	2804-05	2805-06	2806-07	2807-08	2808-09	2809-10	2810-11	2811-12	2812-13	2813-14	2814-15	2815-16	2816-17	2817-18	2818-19	2819-20	2820-21	2821-22	2822-23	2823-24	2824-25	2825-26	2826-27	2827-28	2828-29	2829-30	2830-31	2831-32	2832-33	2833-34	2834-35	2835-36	2836-37	2837-38	2838-39	2839-40	2840-41	2841-42	2842-43	2843-44	2844-45	2845-46	2846-47	2847-48	2848-49	2849-50	2850-51	2851-52	2852-53	2853-54	2854-55	2855-56	2856-57	2857-58	2858-59	2859-60	2860-61	2861-62	2862-63	2863-64	2864-65	2865-66	2866-67	2867-68	2868-69	2869-70	2870-71	2871-72	2872-73	2873-74	2874-75	2875-76	2876-77	2877-78	2878-79	2879-80	2880-81	2881-82	2882-83	2883-84	2884-85	2885-86	2886-87	2887-88	2888-89	2889-90	2890-91	2891-92	2892-93	2893-94	2894-95	2895-96	2896-97	2897-98	2898-99	2899-00	2900-01	2901-02	2902-03	2903-04	2904-05	2905-06	2906-07	2907-08	2908-09	2909-10	2910-11	2911-12	2912-13	2913-14	2914-15	2915-16	2916-17	2917-18	2918-19	2919-20	29
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Date Payment Received:
Receipt Number:

Description of
proposed land use

Rem. Erf 00974 P	#REF!	Rem. Erf 00975 P	Portion D	Parking bays & Ser
Office	Office		Single Residential Hard Area > 300sq(0.024) High Income	
#REF!	Physiotherapy Unit	Admin Area	Erf 000 P	

DRAKENSTEIN MUNICIPALITY DEVELOPMENT CHARGES CALCULATOR Development Information

[Home](#)

General Calculator Settings

Greenfields / Brownfields
Suburb
Erf No. 1
Erf No. 2
Erf No. 3
Stand Size (m²)
Existing Zoning
Municipal Area

Brownfields
Paarl
3700
10974
10975
5442
1
Paarl, Mbekeini, Wellington

Use Default Escalation Rates?
Use Generic Unit Costs?
Date of Calculation:
Calculate Development Contributions for:

No
No
7/31/2025

House number
Street
Suburb
Postal Code
Owner (Initials & Surname)
Owner ID Number:
Property Value

13
High Street
Paarl
7646
The Parsons Family Trust
R 11,260,000

Water Services:
Sanitation Services:
Stormwater Services:
Solid Waste Services:
Roads Services:
Electricity Services:

No
No
No
Yes
Yes

Base Year	Use Generic Unit Costs?
2017	No
2017	No
2012	No
2012	No
2013	No

Existing Land Use

Land Use Category	Description of Usage	Units	Usage	Total Land Area developed with Land Use (m ²)
Single Residential stand area > 100m (Med/ High Income)	Erf 1201 P	erf	1	1833
Single Residential stand area > 100m (Med/ High Income)	Erf 3700 P	erf	1	839
Single Residential stand area > 100m (Med/ High Income)	Erf 10974 P	erf	1	930
Office	Erf 10975 P	100 m2 of GIA	6	1821

Proposed New Land Use

Land Use Category	Description of Usage	Units	Usage	Total Land Area developed with Land Use (m ²)
Single Residential stand area > 500m ² (Med/ High Income)	Rem. Erf 5974 P	erf	1	921
Office	Rem. Erf 5975 P	100 m ² of GLA	6	1749
Road Reserves	Portion D	ha	0.0011	11
Accommodation	Rem. Erf 5755a P	bedroom	3	134.5
Road Reserves	Parking bays & Service area	ha	0.0257	257
Office	Psychologist	100 m ² of GLA	0.206	123.6
Office	Physiotherapist	100 m ² of GLA	0.184	57.6
Office	Biomedicist	100 m ² of GLA	0.174	57.6
Office	Admin Area	100 m ² of GLA	0.3164	133.8
Single Residential stand area > 500m ² (Med/ High Income)	Erf 3700 P	erf	1	1124

Development Charges Summary

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_3700_10974_10975_17201
Date:	24 August 2025
Subject:	APPLICATION FOR PROPOSED SUBDIVISION, REZONING, CONSOLIDATION, REGISTRATION OF A SERVITUDE AREA, TEMPORARY AND PERMANENT LAND USE DEPARTURES IN RESPECT OF ERVEN 3700, 10974, 10975 AND 17201, 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. The installation must be changed as such that the proposed consolidated erf is supplied from the street boundary with only one supply. All wireways within the proposed consolidated property will be wired in such a way that there are no cross feeds over erven.
- 2.3. No trees or any type of structures may be erected under or near any new or existing electrical infrastructure. A minimum clearance distance measured 3m horizontally from the outer conductor and pole must be kept at all times. The previous mentioned also relates to any temporary structure, permanent structure or any type of material or soil, prior to the minimum clearance distance that is required.
- 2.4. All electrical equipment shall comply with Drakenstein Municipality standards and have twenty-four-hour access for maintenance purposes.
- 2.5. 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.
- 2.6. The developer is required to include measures to improve energy efficiency for any additional load requirement to the existing electrical supply.

- 2.7. It may be requested to register service servitudes where existing and or new infrastructure will or have been installed.
- 2.8. 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) for any additional load requirement.

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: **R4,537.02 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 engineer 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) 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. The Manager: Planning and Customer Services with reference to the services and conditions has no objection to this application.

Yours faithfully



L LAING

Acting MANAGER: PLANNING AND CUSTOMER SERVICES

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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: 2269780

Reference number: 15/4/1 (3700)P

Date: 17 SEPTEMBER 2025

Subject: APPLICATION FOR SUBDIVISION, REZONING, CONSOLIDATION, REGISTRATION OF A SERVITUDE AREA, TEMPORARY AND PERMANENT DEPARTURES IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BY-LAW ON MUNICIPAL LAND USE PLANNING, 2018: ERVEN 3700, 10974 AND 17201, PAARL

RECEIVED APPLICATION ON 3 SEPTEMBER 2025

1. PROPOSAL

The proposal entails the subdivision, rezoning, consolidation, registration of a servitude area, temporary and permanent land use departures on Erven 3700, 10974 and 17201, Paarl.

2. EVALUATION

2.1 DRAKENSTEIN HERITAGE SURVEY 2013

In terms of the Drakenstein Heritage Survey 2013, the proposal is located within the proposed Paarl Heritage Overlay Zone. The sites are allocated the following gradings:

Erf 3700, is graded as a Grade 3B heritage resource;

Erf 10974, is graded as a proposed Grade 2 heritage resource; and

Erf 17201, is graded as a Grade 3A heritage resource.

2.2 NATIONAL HERITAGE RESOURCES ACT NO. 25 OF 1999

In terms of section 38 (1)(c)(ii) of the National Heritage Resources Act No. 25 of 1999, any person who intends to undertake any development or other activity which will involve three or more existing erven, must at the very earliest stages of initiating such a development, notify the responsible heritage resources authority and furnish it with details regarding the location, nature and extent of the proposed development.

Therefore, section 38 of the National Heritage Resources Act (Act 25 of 1999) is potentially triggered by the proposal and the applicant is advised to consult with Heritage Western Cape.

2.3 DRAKENSTEIN MUNICIPAL ZONING SCHEME BYLAW 2018

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

3. CONCLUSION

The proposed subdivision, rezoning, consolidation, registration of a servitude area, temporary and permanent land use departures on Erven 3700, 10974, and 17201, Paarl, is supported on condition that:

- The applicant must consult with Heritage Western Cape regarding Section 38 of the National Heritage Resources Act (Act 25 of 1999). The response to the Heritage Western Cape must be provided at the building plan stage; and
- The design proposals for Erf 17201 and servitude area SA1 must be circulated to the Drakenstein Heritage Advisory Committee for comment, at the building plan stage.



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W HENDRICKS
MANAGER: SPATIAL PLANNING