



DRAKENSTEIN

MUNISIPALITEIT • MUNICIPALITY • UMASIPALA

Paarl | Wellington | Gouda | Saron | Simondium

+27 21 807 4500

www.drakenstein.gov.za

customercare@drakenstein.gov.za

Civic Centre, Berg River Boulevard, Paarl 7647

Enquiries: E Cyster
Contact number: 021-8074770
Reference: 15/4/1(600/2)P
Date: 20 May 2026

EC/ja

PJ Le Roux Town and Regional Planners
262 Main Street
PAARL
7646

Email: pj@pjleroux.co.za

Sir

**APPLICATION FOR COUNCIL'S AMENDMENT OF APPROVAL, SUBDIVISION & APPROVAL OF SDP:
PORTION 2 OF FARM CALAIS NO. 600, PAARL**

Your above-mentioned application (Collaborator Reference 2256789, refers.

1. **Approval** has been granted in terms of **Section 60(1)(a) of the Drakenstein Municipality Bylaw on Municipal Land Use Planning, 2018**, for the following:
 - 1.1 **Amendment of Approval** on Portion 2 of Farm Calais No. 600, Paarl, in order to **amend the approved development** by changing the designation of Unregistered Erf 44815 (original Portion 125) from seventy-two (72) apartments (flats) to twenty-two (22) group housing erven, and as indicated on the approved Site Development Plan (**Annexure C**);
 - 1.2 **Subdivision** of Portion 2 of Farm Calais No. 600, Paarl, in order to subdivide:
 - (a) Unregistered Erf 44814 (original Portion 124) into thirty-two (32) group housing erven; and
 - (b) Unregistered Erf 44815 (original Portion 125) into twenty-two (22) group housing erven as indicated on the approved subdivision and Site Development Plans (**Annexure C and D**).
 - 1.3 **Approval of the Site Development Plan and Street Name Plan** on Portion 2 of Farm Calais No. 600, Paarl, as indicated on the plans (**Annexure C and Annexure E**) respectively.

2. The approvals mentioned in Paragraphs 1.1 to 1.3 above be subject to the following conditions, imposed in terms of Section 66 of the Drakenstein Municipality By-Law on Municipal Land Use Planning, 2018:
 - 2.1 The applicant shall comply with all requirements, approvals and conditions imposed by the relevant internal municipal departments and external authorities, as applicable, which are administered under separate legislation and processes.
 - 2.2 The memorandum of the Drakenstein Municipality: Civil Engineering Services Department, reference 15/4/1 (F600/2) P (2293) dated 25 March 2026, (Annexure H);
 - 2.3 The memorandum of the Drakenstein Municipality: Electro-Technical Engineering Services Department reference 8/2/5_600_2 dated 23 November 2025, (Annexure I);
 - 2.4. The memorandum of the Drakenstein Municipality: Environmental Management Section, reference 15/4/1(F600/2) P dated 7 August 2025, (Annexure J);
 - 2.5 The memorandum of the Drakenstein Municipality: Spatial Planning Services – Heritage Sub-Section, reference 15/4/2 (F600/2) P dated 20 January 2026, (Annexure K);
 - 2.6 The requirements of the Western Cape Government: Department of Infrastructure (Roads Branch), reference TPW/CFS/LUD/REZ/SUB-10/475(Job 29202) dated 21 July 2023, (Annexure L);
3. **The following land use conditions from a Land Use Planning point of view must be complied with:**
 - 3.1 The development shall be implemented in accordance with the approved subdivision layout and Site Development Plan, and no alterations to the approved layout, land use configuration or erf composition shall be permitted without prior approval in terms of the applicable legislation.
 - 3.2 No building work or construction activities shall commence prior to the approval of building plans by the Municipality in terms of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977).
 - 3.3 All engineering services, internal roads, access arrangements and stormwater infrastructure shall be designed and constructed to the satisfaction of the Municipality and in accordance with approved engineering standards.
 - 3.4 A Homeowners' Association (HOA) or similar legal entity shall be established prior to the transfer of any erven, or alternatively, the development shall be incorporated into an existing Homeowners' Association, to the satisfaction of the Municipality. Such entity

shall be responsible for the ownership, management and maintenance of all private roads, services and open spaces within the development.

- 3.5 Private roads and private open spaces shall be registered in the name of the Homeowners' Association or similar legal entity and shall not be transferred to individual property owners.
- 3.6 The development shall at all times comply with the provisions of the Drakenstein Municipality Zoning Scheme By-Law, 2018, and any other applicable legislation.
- 3.7 No access to Swaelstert Road (DR1388), nor any upgrades or road-related works, shall be implemented without the prior approval of the relevant Roads Authority, and all such works shall be undertaken to the satisfaction of the competent authority.
- 3.8 The Municipality reserves the right to take enforcement action in terms of applicable legislation should the development not be operated in accordance with these conditions or if it gives rise to a negative impact on the surrounding area, which may include laying down additional conditions.

4. The following are considered to constitute the reasons for the decision:

- 4.1 The amendment reduces the approved development intensity, resulting in lower environmental and infrastructure impacts;
- 4.2 The proposal remains consistent with the original approval and zoning scheme;
- 4.3 The subdivision facilitates the implementation of the approved development in a more appropriate format;
- 4.4 The development promotes efficient use of land within the urban edge;
- 4.5 The proposal is supported by all relevant municipal departments;
- 4.6 No objections were received during public participation;
- 4.7 The application complies with SPLUMA, LUPA and the municipal by-law;
- 4.8 The application does not introduce any new land use rights and remains within the scope of the original approval.

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.

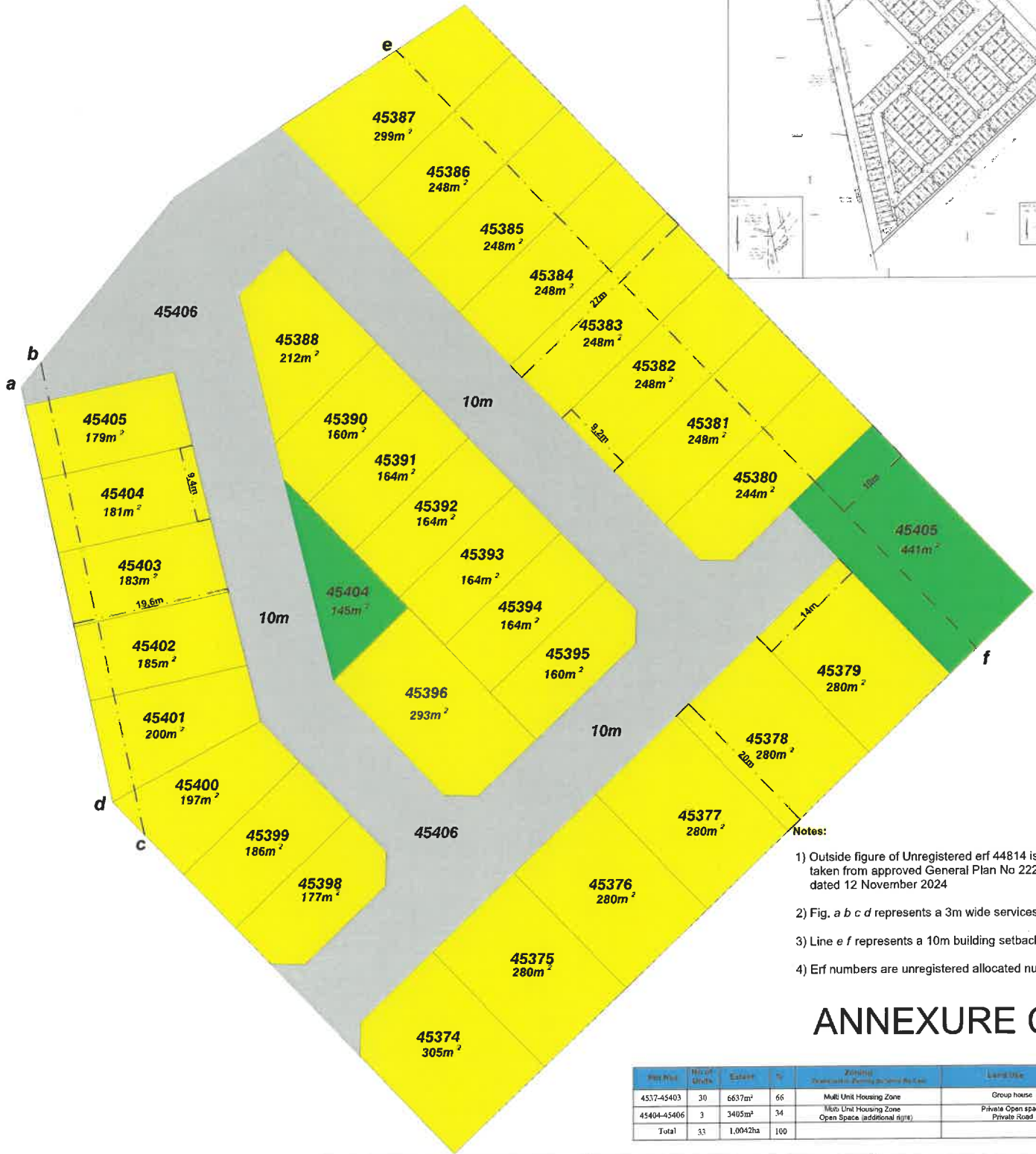
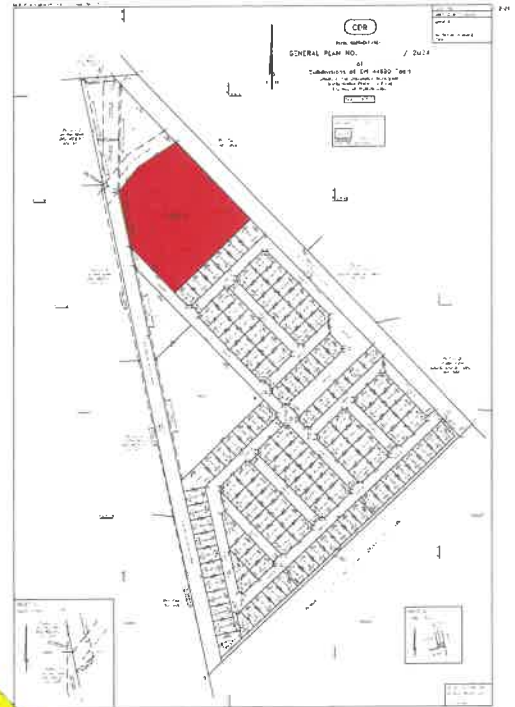
Yours faithfully



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

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

Approved General Plan



- Notes:
- 1) Outside figure of Unregistered erf 44814 is taken from approved General Plan No 2221/2024 dated 12 November 2024
 - 2) Fig. a b c d represents a 3m wide services servitude
 - 3) Line e f represents a 10m building setback
 - 4) Erf numbers are unregistered allocated numbers

ANNEXURE C

Erf No.	Area of Erf (m ²)	Extent (%)	Zoning (Pretoria - Planning & Control Act)	Land Use	Note
4537-45403	30 6637m ²	66	Multi Unit Housing Zone	Group house	
45404-45406	3 3405m ²	34	Multi Unit Housing Zone Open Space (additional rights)	Private Open space Private Road	
Total	33	1,0042ha	100		

P-J le Roux
Stads- en Streekbeplanners/
Town and Regional Planners

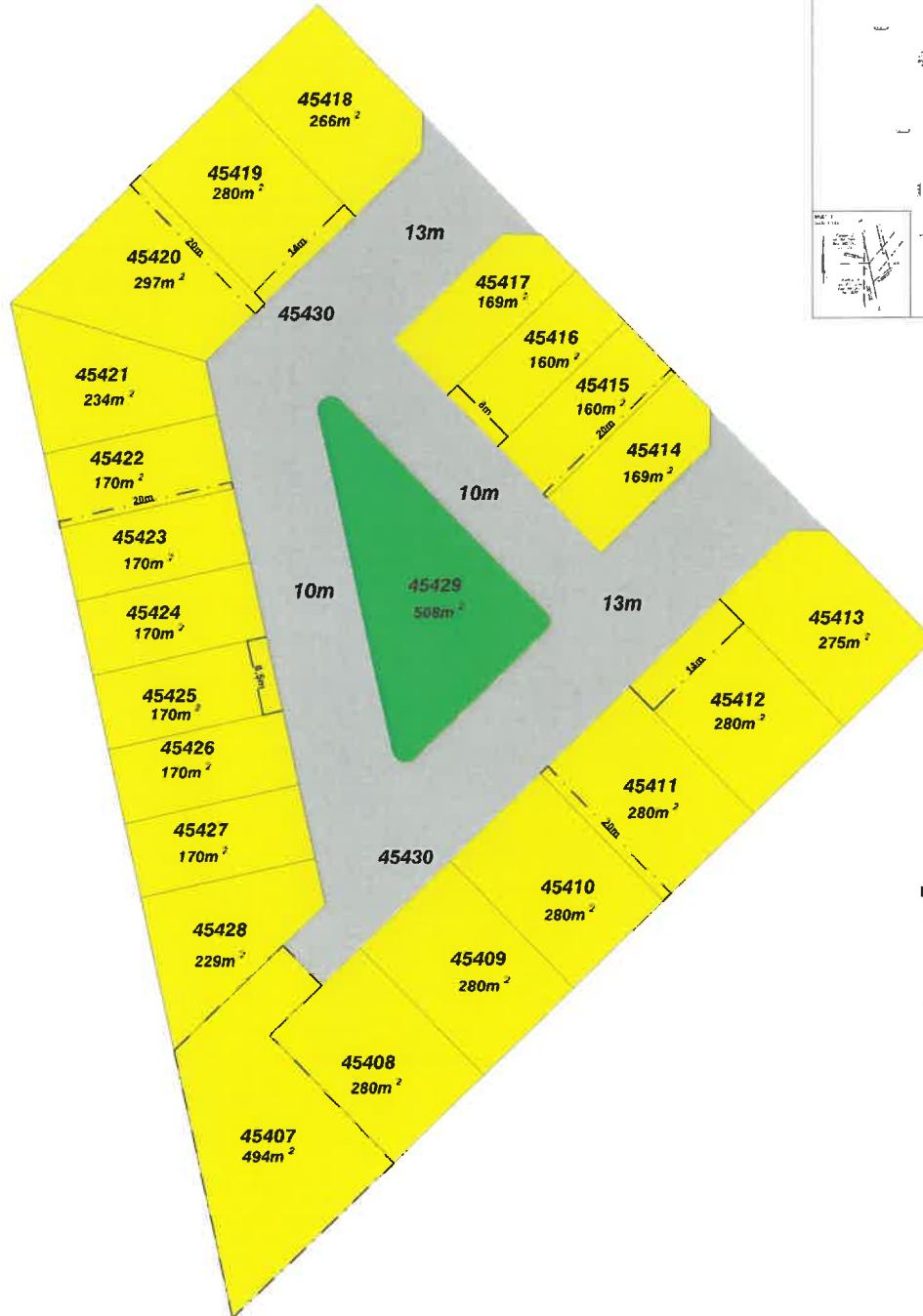
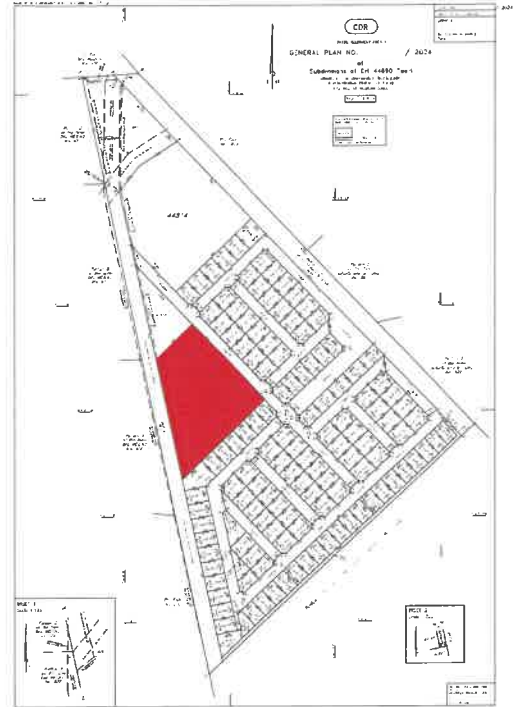
Hooftstraat 262 Main Road Paarl
(Ph) 021-8722499 (Cell) 076 031 7607
(email) pj@pjlroux.co.za

Project:
**Application for
Subdivision:
Unregistered Erf 44814
Paarl**

Description:
**Subdivision
Plan**

Skaal **N.T.S** Leer nr. **H 10-167**
Tekon **PJLR** Datum **DECEMBER 2024**
Keur Tekenings nr.

Approved General Plan



Notes:

- 1) Outside figure of Unregistered erf 44815 is taken from approved General Plan No 2221/2024 dated 12 November 2024
- 2) Erf numbers are unregistered allocated numbers

ANNEXURE C

Erf No.	No. of Lots	Extent	%	Zoning (Urban Use Zone)	Land Use	Note
45407-45428	23	±0,5158ha	56	Multi Unit Housing Zone	Group house	
45429-45430	2	±0,2642ha	34	Multi Unit Housing Zone Open Space (additional 10%)	Private Road	
Total	24	0,7800ha	100			

P-J le Roux
 Stads- en Streekbeplanners/
 Town and Regional Planners
 Hoofstraat 262 Main Road Paarl
 (Ph) 021-8722499 (Cell) 078 031 7807
 (email) pj@pjlroux.co.za

Project:
 Application for
 Subdivision:
 Unregistered Erf 44815
 Paarl

Description:
 Subdivision
 Plan

CALAIS
 Skaal **N.T.S** Leer nr. **H 10-167**
 Teken **PJLR** Datum **DECEMBER 2024**
 Keur **PJLR** Tekenings nr.



Ref 1) Co-ordinate System WGS 84
 2) Height Datum : M.S.L. (TRIG)
 3) S. G. Nelling 3847

dh&a
 david hellig & abrahamse
 professional land surveyors
 258 Main Street
 PAARL 7645

Telephone 021-8724086 web site : www.dhac.co.za
 email : david@dhac.co.za

- Notes:**
- All distances and areas are provisional and subject to verification by cadastral survey
 - 1) Portion 126 & 127 to accommodate the proposed detention pond
 - 2) Fig. abcdefg represents an existing pipeline servitude
 - 3) Fig. bhjklm represents a 15m wide servitude right of way in favour of Ptn 3 of Farm 527
 - 4) Lines no. pq, represents centre line of 3m wide servitude (stormwater)
 - 5) Lines no. aaf, stu, vud and tw represents centre line of 3m wide service servitude

ANNEXURE D

Portion	No. of Lots	Extent	%	Zonings	Land Use	Note
1-123	123	± 3,0931ha	37	Multi Unit Housing Zone	Dwelling house	
124	1	± 1,0137ha	11	Multi Unit Housing Zone	30 Group Housing even	
125	1	± 0,7694ha	8	Multi Unit Housing Zone	22 Group Housing even	
126-129	4	± 3,3427ha	35	Multi Unit Housing Zone Open Space (additional right)	Private Open Space Private Road	
130	1	± 1,299ha	9	Transport Zone	Public Road DR1386	
Total	130	9,5179ha	100			



P-J le Roux
 Stads- en Streekbeplanners/
 Town and Regional Planners

Hoofstraat 262 Main Road Paarl
 (Ph) 021-8722499 (Cell) 076 031 7607
 email: nj@nijleroux.co.za

Project: Application for
 Rezoning &
 Subdivision:
 Portion 2 of Farm
 Calais No. 600
 Paarl

Description:
 Subdivision
 Plan

CALAIS

Skaal	N.T.S	Leer nr.	H 10-167
Teken	PJLR	Datum	JANUARY 2021
Keur	---	Tekening nr.	

App No	PI Number	Total Units
1	4691-4726	36
1	4574-4588	15
1	4536-4536	7
1	4536-4485	8
1	4547-4528	22
PHASE 1A SUB 1		
2	4652-4476	13
2	4476-4483	7
PHASE 1A SUB 2		
3	4472-4473	27
3	4473-4474	7
PHASE 1A SUB 3		
GRAND TOTAL - ALL PHASES		178

0 Original version
 2026-02-13 DATE
 REV DESCRIPTION
 REVISIONS

REGISTERED ARCHITECT

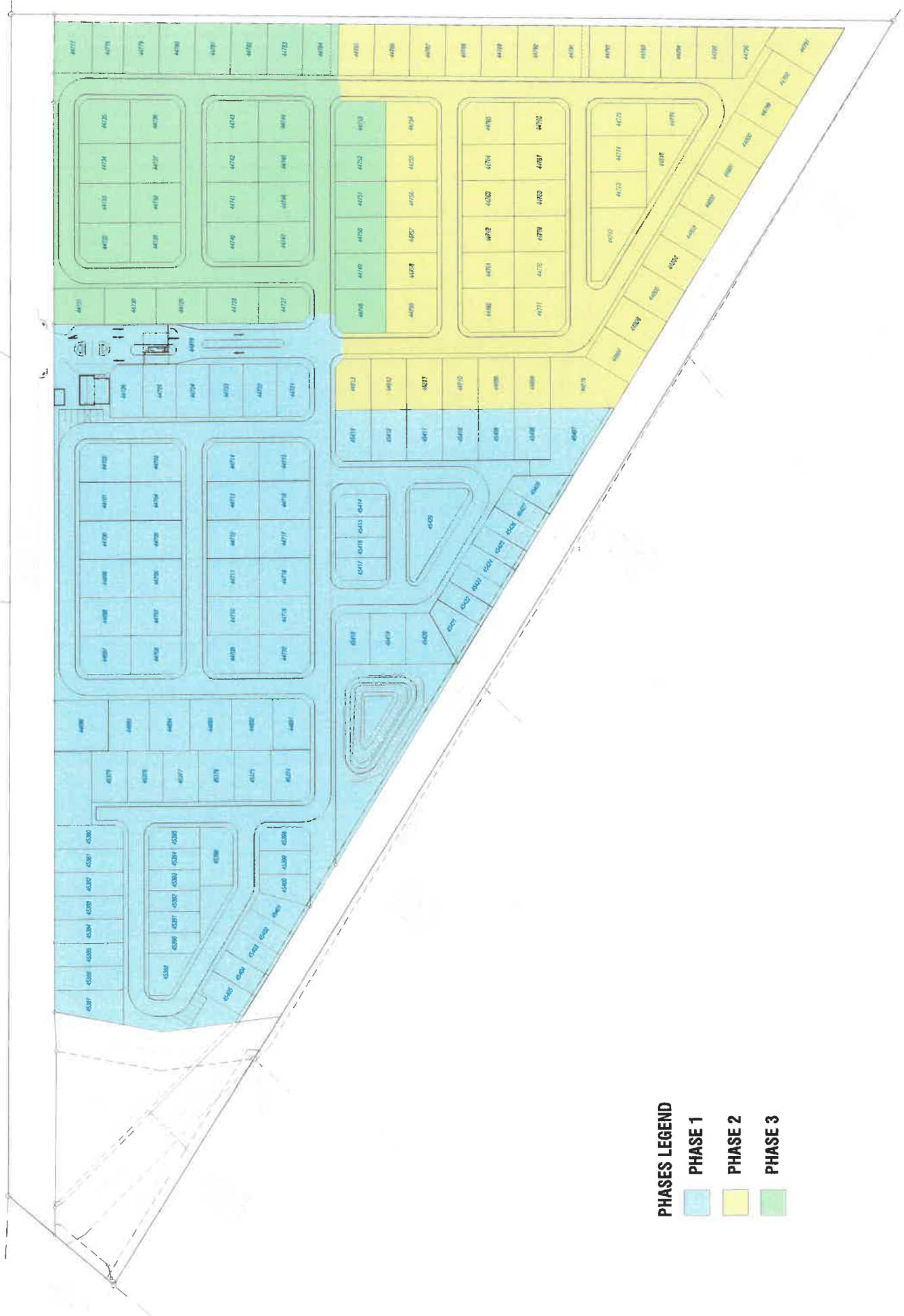
ALL INFORMATION IS GIVEN AS INFORMATION. THESE DOCUMENTS ARE NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE ARCHITECTURE PROFESSIONAL SERVICES PROVIDED.



PROJECT
 Calais Estate
 Portion 2 of Farm 600
 Paarl

OWNER
 Site Development Plan
 Phasing Plan

SCALE 1:500
 DRAWN BY
 2515-101
 DATE
 13 February 2026
 SHEET
 SDP



PHASES LEGEND

- PHASE 1
- PHASE 2
- PHASE 3

Plot No	SI Number	Plot Area
1	4681-4726	36
1	4574-4538	15
1	4599-4536	7
1	4578-4525	8
1	4603-4528	22
TOTAL PHASE 1		88
2	4754-4678	23
2	4716-4683	29
TOTAL PHASE 2		52
3	4727-4713	27
3	4778-4714	7
TOTAL PHASE 3		34
GRAND TOTAL ALL PHASES		174

0 Original version
 REV DESCRIPTION
 REVISIONS

2026-02-13
 DATE

REGISTERED OWNER

ARCHITECT

OWNER

All dimensions in plan in millimeters, unless specified otherwise.
 All dimensions to be checked on site before any building work commences.
 Where dimensions take preference over scaled ones.
 Any discrepancies to be referred to the architect before building work commences.

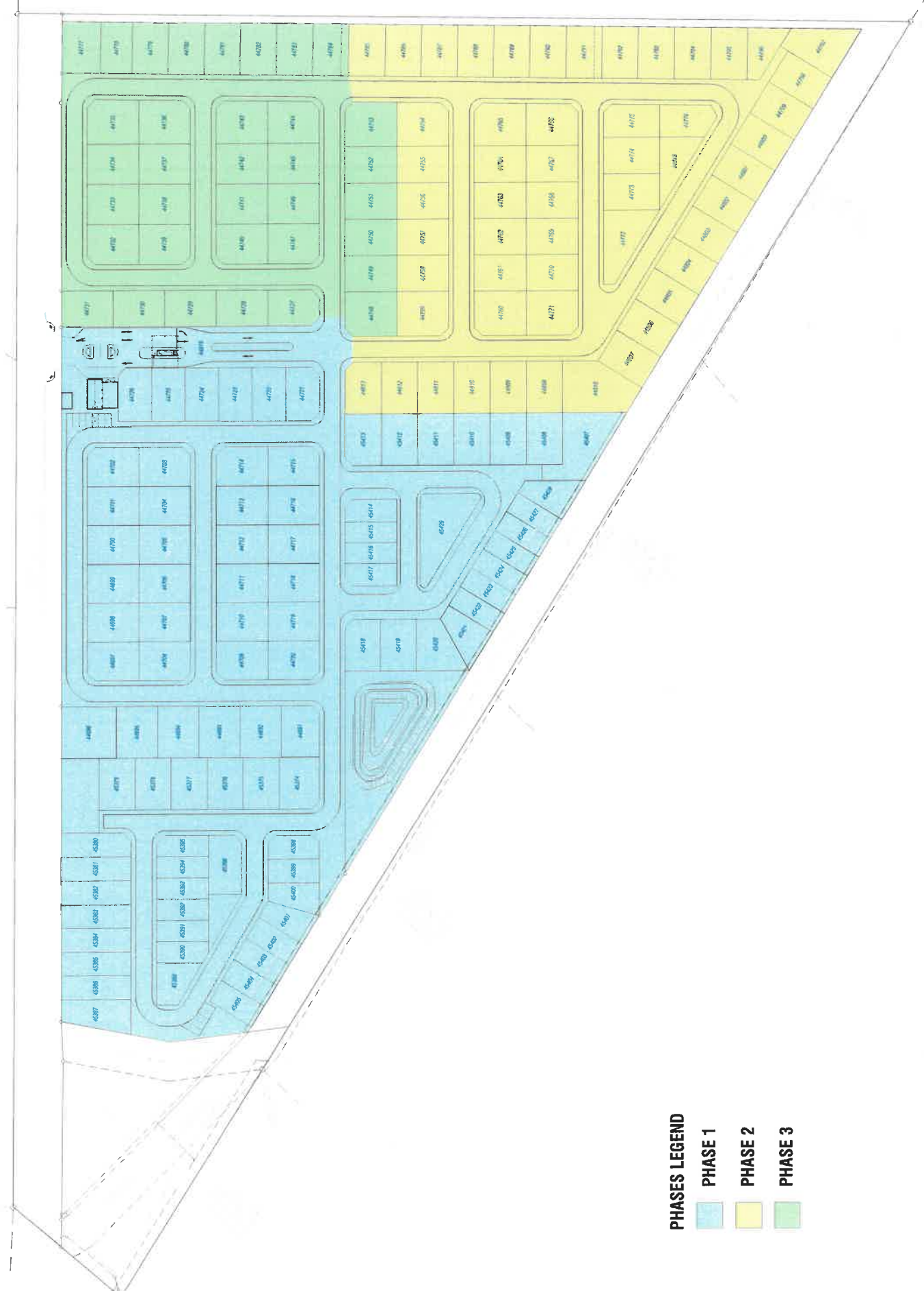
ARCHITECTS

PROJECT
 Calais Estate
 Portion 2 of Farm 600
 Paarl

OWNER
 Site Development Plan
 Phasing Plan

SCALE: 1:500 (A1)
 DRAWING NO: 2515-101
 DATE: 13 February 2026

SDP



PHASES LEGEND

- PHASE 1
- PHASE 2
- PHASE 3



Theme: Ancient mythological names

- Atlas Avenue
- Halle Street
- Maia Crescent
- Apollo Drive
- Hermes Crescent
- Zephyr Street
- Orion Crescent
- Selene Street
- Nyx Street
- Aether Street
- Dione Street
- Gaia Street
- Themis Street

Note:

Erf numbers according to General Plan 2221/2024



P-J le Roux
Stads- en Streeksplanners
Town and Regional Planners

Hoofstraat 262 Main Road Paarl
(Ph) 021-8722499 (Cell) 076 031 7607
(email) p@pjleroux.co.za

Project:

**Application for
Street Name:
Portion 2 of Farm
Calais No. 600
Paarl**

Description:

**Street Name
Plan**

CALAIS

Skaal	N.T.S	Leer nr.	H 10-167
Teken	PJLR	Datum	DECEMBER 202
Keur	- - -	Tekening nr.	



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_600_2
Date:	23 November 2025
Subject:	APPLICATION FOR AMENDMENT OF APPROVAL, SUBDIVISION AND APPROVAL OF SITE DEVELOPMENT PLAN, ERF 600/2, 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 requests or required by the municipality to relocate any infrastructure situated in the road reserve or within the development to be moved or relocated to new proposed positions.
- 2.5. The developer is required to include measures to improve energy efficiency for this development.
- 2.6. Register service servitudes where existing and or new infrastructure will or have been installed.
- 2.7. No trees or any type of structures may be erected under or near any new or existing electrical infrastructure. Minimum distance from existing 11kV overhead line is 8m measured from the outer conductor horizontally.

2.8. A service level agreement between the municipality and the owner or developer of above-mentioned erf must be arranged at Electro-Technical Engineering Department (Planning and Design Section - Chief Engineering Technician).

3. GENERAL

- 3.1. Excessive network upgrading is required to provide development in the area of power. The previous mentioned entails upgrading Dalweiding 66/11kV substation 11kV switching yard, the installation of new proposed 11kV ring feeds to a new proposed 11kV secondary switching station. Note, that the previous mentioned is part of an ongoing network upgrading that commenced in 2018.
- 3.2. NRS069 Network recovery cost will apply and will be calculated according to the following as indicated in approved tariffs: **R5,443.06.00 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.
- 3.3. A single bulk supply will be provided to the develop.
- 3.4. Accommodation of 4mx6m must be provided for a proposed council metering panel.
- 3.5. The reticulation after the municipal metering facility will be regarded as private.
- 3.6. The developer will be responsible to carry all cost of the electrical installation.
- 3.7. All upgrade and service costs must be paid at the Financial Services Section in cash before any service connection may be rendered.
- 3.8. Your attention is drawn to the following electricity by-law should the development be serviced and managed by means of private reticulation:
 - 3.8.1. 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.
 - 3.8.2. A reseller must comply with the licensing and registration requirements set out in the ERA.
 - 3.8.3. 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.
 - 3.8.4. 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.

- 3.8..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.
- 3.8..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.
- 3.9. 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.
- 3.10. 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.
- 3.11. 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 black ink, consisting of a long horizontal stroke followed by a large, loopy oval shape.

L LAING

Acting MANAGER: PLANNING AND CUSTOMER SERVICES

I:BEPLAN_3\Sub_Divisions_Rezoning\20252026\600_2



Memo

To:	MANAGER: LAND USE PLANNING & SURVEYING (ATTENTION: E. CYSTER)
From:	MANAGER: ENVIRONMENTAL MANAGEMENT
Enquiries:	C WINTER
Collaborator number:	2256789
Reference number:	15/4/1(F600/2)P
Date:	7 AUGUST 2025
Subject:	APPLICATION FOR AMENDMENT OF APPROVAL, SUBDIVISION AND APPROVAL OF SITE DEVELOPMENT PLAN: FARM 600/2, PAARL

Reference is made to the above-mentioned application for:

- Amendment of Previous Approval to change the designation of Unregistered Erf 44815, Paarl from apartments (flats) to group housing;
- Subdivision of:
 - unregistered Erf 44814 into 32 group housing portions with private open spaces and a road;
 - Unregistered Erf 44815 into 22 group housing portions with private open spaces and a road; and
- Approval of the Site Development Plan and Street Name Plan.

Environmental Authorisation was issued to the development on 22 April 2024. The activities that were authorized included:

- 123 Multi Unit Dwelling houses (single residential dwelling per erf);
- 32 Erven for Group housing;
- 72 flats (apartments); and
- 4 Open space areas and internal roads

The amended development proposal will provide for less residential opportunities and it is highly likely that the anticipated environmental impact will be less.

It is however required that the Department of Environmental Affairs and Development Planning (DEA&DP) confirms with the applicant whether an amendment to the existing Environmental Authorisation is required. Although the number of residential opportunities are less than the original proposal, the amendment constitutes a change in the project's scope.

Drakenstein Municipality has dealt with a similar case where DEA&DP required an amendment application despite the development's footprint decreasing.

Cindy Winter Digitally signed
by Cindy Winter
Date: 2025.08.07
17:07:31 +02'00'

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



ANNEXURE K

Memo

To:	LAND DEVELOPMENT PROCESSING AND FACILITATION SECTION J MEYER (EXT: x4836)
From:	HERITAGE SERVICES SUB-SECTION
Enquiries:	ZWELIBANZI G SHICEKA (EXT: x6337)
Collaborator number:	2256789
Reference number:	15/4/1 (F600/2)P
Date:	20 JANUARY 2026
Subject:	APPLICATION FOR AMENDMENT OF APPROVAL, SUBDIVISION AND APPROVAL OF SITE DEVELOPMENT PLAN IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BYLAW ON MUNICIPAL LAND USE PLANNING 2018: PORTION 2 OF FARM 600, PAARL

RECEIVED APPLICATION ON 15 JANUARY 2026

1. PROPOSAL

The proposal entails the amendment of approval, subdivision and approval of Site Development Plan on Portion 2 of Farm 600, Paarl, in order to utilise Unregistered Erf 44815 Paarl (original Portion 125) for group housing, instead of apartments.

2. EVALUATION

2.1 NATIONAL HERITAGE RESOURCES ACT NO. 25 of 1999

In a letter dated 27 July 2023, Heritage Western Cape (HWC) indicated that:

- The Heritage Impact Assessment is regarded as having met the requirements of Section 38(3) of the National Heritage Resources Act, 1999 (Act No.25 of 1999);
- Heritage Western Cape supports the proposed development, subject to the implementation of the mitigation measures as described in Section 15 of the Heritage Impact Assessment; and
- The demolition of any structures older than 60 years on the property is supported.

2.2 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. However, it is located within the Swawelstert Road (DR1388) Scenic Route Overlay Zone.


2.3 DRAKENSTEIN HERITAGE SURVEY 2013

In terms of the Drakenstein Heritage Survey 2013, the proposal is located outside of any proposed Heritage Overlay Zone.

3. CONCLUSION

In view of the above, the proposed amendment of approval, subdivision and approval of Site Development Plan on Portion 2 of Farm 600 in order to amend the approved designation of Unregistered Erf 44815 Paarl (original Portion 125) from apartments (flats) to group housing, is supported on condition that:

- The mitigation measures as indicated in Section 15 of the Heritage Impact Assessment prepared by Cindy Postlethwayt, must be incorporated into the site development plan;
- An updated site development plan incorporating the landscape setbacks must be provided at building plan stage;
- Updated architectural guidelines and unit designs must be provided at building plan stage;
- Urban or suburban typologies in terms of any proposed gate houses, built form edges and boundary conditions, must be avoided;
- All landscaping to be implemented in accordance with the updated landscape plan numbered 3046-03-LP-Rev: 02 dated 14 January 2026 by CNDV Landscape Architects;
- Detailed landscape and plans and sections must be provided at building plan stage;
- Rural planting patterns typical of the existing landscape must be utilised; and
- All landscaping plans and landscape maintenance plans must be implemented before occupation certificate is issued.



.....
W HENDRICKS
MANAGER: SPATIAL PLANNING



Ref: **TPW/CFS/RP/LUD/REZ/SUB-10/475 (Job 29202)**

The Municipal Manager
Drakenstein Municipality
PO Box 1
PAARL
7622

Attention: Mr E Cyster

Dear Sir

**PORTION 2 OF FARM NO 600, PAARL: DIVISIONAL ROAD 1388 (SWAWELSTERT ROAD)
APPLICATION FOR REZONING, SUBDIVISION AND EXEMPTION OF SERVITUDES**

1. The following refer:
 - 1.1. The application received from Messrs P-J le Roux on 10 June 2022;
 - 1.2. Traffic Impact Assessment report dated February 2022 undertaken by Messrs Sturgeon Consulting;
 - 1.3. Swawelstert Road Access Management Plan Report dated 13 February 2020 undertaken by Messrs Sturgeon Consulting;
 - 1.4. Additional information received on 5 December from Messrs Sturgeon Consulting;
 - 1.5. This Branch's even-numbered letter dated 31 January 2023 and
 - 1.6. Access Management Plan for Swawelstert Road dated 11 July 2023 by Sturgeon Consulting.
2. The subject property is located within the eastern urban edge of Paarl and take access off Swawelstert Road at \pm km 2.29 and \pm km 2.56.
3. This application is for the following:
 - 3.1. Rezoning from Agriculture Zone to Subdivisional Zone Area;
 - 3.2. The subdivision of the property into 135 Portions to accommodate the following:
 - 3.2.1. Portions 1 – 123 (dwelling houses)
 - 3.2.2. Portion 128 (32 group housing erven)

- 3.2.3. Portion 129 (72 apartments)
- 3.2.4. Portions 130-134 (open Space and Private Road)
- 3.2.5. Portion 135 Public Road
- 3.3. Exemption of Servitudes over Portion 2 of Farm No. 600, Paarl.
4. Cognisance is taken of the TIA (referenced 1.2 above) and its recommendations which include the following:
 - 4.1. Provision of a sidewalk on the western side of the road from km 2.22 to km 2.49;
 - 4.2. Provision of a right turn lane on Swawelstert Road at km 2.22 and
 - 4.3. Provision of public transport embayments on Swawelstert Road at the access to the development at km 2.22.
5. The AMP for Swawelstert Road (referenced in 1.6 above) is adopted by the Branch to guide future development. Errors and omissions are excepted.
6. The Branch withdraws its objection to the application, provided that:
 - 6.1. The Roads Department of Drakenstein Municipality accept in writing that the affected portion of Swawelstert Road (DR1388 from km 2.0 to km 3.1) ceases to be proclaimed provincial road (in terms of Section 66(3) of Ordinance 19 of 1976) as soon as subdivision for the developments occurs and that it will then continue to exist as a Municipal Street (typical urban collector road) after which the closure process (deproclamation) of DR01388 from km 2 to km km 3.1 will be implemented;
 - 6.2. That Drakenstein Municipality consider approval of the access point to the development, services and road upgrades as the future Road Authority first and make recommendations for approval to this Branch while the Branch is still the Road Authority.

Yours Sincerely



SW CARSTENS

For DEPUTY DIRECTOR-GENERAL: ROADS

DATE: 21 July 2023

ENDORSEMENTS

1. Drakenstein Municipality

Attention: Mr E Cyster (e-mail: earl.cyster@drakenstein.gov.za)

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4. District Roads Engineer

Paarl

5. Mr E Smith (e-mail)

6. Mr SW Carstens (e-mail)

7. Ms S du Preez (e-mail)

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