



Enquiries: J Daniels  
Contact number: 021 - 8074581  
Reference: 15/4/1 (F851/9) P  
Date: 11 August 2025

JD/JA

Andries Louw  
TTP-Consult (Pty) Ltd:  
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7551

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Sir

**APPLICATION FOR AMENDMENT OF CONDITIONS OF APPROVAL, CANCELLATION OF APPROVED SUBDIVISION PLAN AND SITE DEVELOPMENT PLAN: FARM 851 PORTION 9 PAARL (FARM RONWE)**

Your above-mentioned application (Collaborator Reference 2146013) 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 **Cancellation** of the approved subdivision plan in respect of Portion A and Portion B of Farm 851/9 Paarl, drawn by Highwave Consultants with Drawing No RONWE-09-BOA-SDP;
2. **Provisional approval** has been granted in terms of Section 13(2)(d) of the Drakenstein Zoning Scheme Bylaw, 2018, for the Amendment of conditions of approval to increase density, drawn by Boogertman Partners, Project Name AGUW, Phase 1, AR, 0001 Rev D, dated 2024-10-31 (**Annexure B**);
3. The provisional approval mentioned in Paragraphs 1 and 2 above be subject to the following conditions, laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
  - 3.1 Adherence to the conditions laid down by the Drakenstein Municipality: Civil Engineering Services Division in its memorandum 15/4/1 (8892) P (1204) dated 20 June 2025 (**Annexure F**);
  - 3.2 Adherence to the conditions laid down by the Drakenstein Municipality: Electrical Engineering Services Division in its memorandum 8/2/5\_8892 dated 11 October 2024 (**Annexure G**);

- 3.3 Adherence to the conditions laid down by the Drakenstein Municipality: Environmental Management Section, in its memorandum 15/4/1 (8892) P dated 24 July 2024 (**Annexure H**);
4. The following conditions from a town planning perspective be applicable:
- 4.1 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;
- 4.2 Any further amendments to the application be subject to the relevant approval;
- 4.3 An application in terms of Section 100 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the street name and numbering plan for the proposed development, be submitted to the Manager: Land Development Management for approval, prior to building plan submission stage;
- 4.4 A detailed Site Development Plan indicating proposed dwelling structure positions, setbacks, building lines and on-site parking provision for at least two vehicles per property, to be submitted to the Manager: Land Development Management for approval, prior to building plan submission stage;
- 4.5 A detailed setting out plan indicating the dimensions of the exclusive use areas, be submitted to the Manager: Land Development Management, prior to building plan submission stage;
- 4.6 The Architectural Design Guidelines for the proposed development be submitted to the Manager: Land Development, prior to building plan submission stage;
- 4.7 A copy of the Surveyor-General diagram be submitted to Council for record keeping purposes;
- 4.8 The application for the installation of any photo-voltaic (PV) system be submitted to the Manager: Electro-Technical Engineering Services Division (Planning and Customer Services Section), prior to building plan submission stage;
- 4.9 The applicant institute water conservation measures such as rainwater harvesting, grey water recycling and similar technical advancements such as low flow shower heads, dual flush toilets and water-wise gardens;
- 4.10 No new buildings or boundary walls are to be erected or existing structure altered without the approval of building plans by Council;

- 4.11 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;
5. The applicant takes note of the following:
  - 5.1 The conditions laid down by the Department of Environmental Affairs and Development Planning: Directorate – Development Management, Region 1, as laid down in its letter dated 18 May 2023 (reference number 16/3/3/5/B3/28/1069/22) (**Annexure K**);
  - 5.2 The conditions laid down by the Department of Infrastructure: Directorate – Road Planning, as laid down in its letter dated 13 September 2024 (reference TPW/CFS/RP/LUD/REZ/SUB-10/156 (Application no: 2024-05-0064) (**Annexure L**);
  - 5.3 A Sectional Title Scheme must be opened in accordance with the Sectional Title Scheme Management Act (Act 8 of 2011) to manage, regulate sections and common property for the proposed 184 sectional title land portions, as indicated on the amended Site Development Plan drawn by Boogertman Partners, Project Name AGUW, Phase 1, AR, 0001 Rev D, dated 2024-10-31 (**Annexure B**);
6. The following be regarded as the reasons for the decision:
  - 6.1 The application is for the amendment of previous approved subdivision plan of Portion A and Portion B, in order to facilitate amendments to the previously approved SDP and access configuration;
  - 6.2 The application includes an amendment of conditions of approval, in order to facilitate the development;
  - 6.3 The proposal's increase in residential opportunities will utilize the application property at maximum capacity, allowing for a more sustainable layout resulting in optimal usage of services with an insignificant impact on traffic than the initial approval;
  - 6.4 The application property is located within the delineated urban edge and earmarked for urban infill, which encourages a range of mix-uses of varying densities;

- 6.5 The property is located within the delineated urban edge with a designation of urban infill, encouraging urban compaction and reducing urban sprawl;
- 6.6 The proposal is not expected to significantly detract from the character of the area or have a significantly negative impact on the health, safety and wellbeing of the surrounding community;
- 6.7 The proposal will incorporate a dedicated 30 meter right-turn lane along Lustigan Road, in order to accommodate access to the development as per the Traffic Impact Assessment (TIA);
- 6.8 Sufficient capacity exists in the water system in order to accommodate the proposal, together with development contributions to Council for the bulk water and sewer infrastructure in accordance with Council Policy;
- 6.9 All relevant internal and external departments consented to the application, subject to conditions; and
- 6.10 The proposal is in line with the Drakenstein Spatial Development Framework (DSDF).

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)**  
**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](mailto:customercare@drakenstein.gov.za), and Henk Strijdom, [henks@drakenstein.gov.za](mailto:henks@drakenstein.gov.za)





## ANNEXURE B



# Memo

<b>To:</b>	EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE (ATTENTION: J. DANIELS)
<b>From:</b>	EXECUTIVE DIRECTOR: ENGINEERING SERVICES
<b>Enquiries:</b>	LH. SMITH
<b>Collaborator number:</b>	2146013
<b>Reference number:</b>	15/4/1 (F851/9) P (0942)
<b>Date:</b>	20 June 2025
<b>Subject:</b>	APPLICATION FOR THE AMENDMENT, DELETION OR IMPOSITION OF CONDITIONS IN RESPECT OF AN EXISTING APPROVAL: FARM 851/9 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;
- 1.2 *The conditions from the Provincial Roads Engineer (PRE) as stated in the letter referenced TPW/CFS/RP/LUD/REZ/SUB-10/156 (Application no: 2024-05-0064) dated 13 September 2024, must be adhered to;*
- 1.3 *A public transport embayment must be provided at the entrance to the development on the westbound approach of Lustigan Road; and*

- 1.4 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 as detailed in the Traffic Impact Assessment Addendum (TIAA) letter dated 28 May 2025 with reference Stur0333 Farm 851\_9.**

## **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 Pollution control measures to mitigate chemical and solid pollution must be provided at inlet and outlet structures as may be relevant;**
- 2.4 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; and**
- 2.5 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 0.02m<sup>3</sup>/m<sup>2</sup> roof area.**

## **3 WATER**

- 3.1 The development will be provided with a bulk metered connection at actual cost;**
- 3.2 All individual portions must be provided with a separate water connection and a separate water meter to municipal specifications;**
- 3.3 All the metered connections must be installed one meter inside the erf boundary of each portion;**
- 3.4 Water saving devices shall be installed in toilets, bathrooms and basins;**
- 3.5 Prior to the approval of any civil or building plan, an updated GLS report must be submitted to this department for approval and the developer will be liable for the implementation of the findings therein; and**
- 3.6 Any existing system that is to remain shall be upgraded to minimum municipal standards.**

## **4 WASTEWATER SERVICES**

- 4.1** *Prior to the approval of any civil or building plan, an updated GLS report must be submitted to this department for approval and the developer will be liable for the implementation of the findings therein; and*
- 4.2** The applicant shall ensure adherence to the various conditions in the Drakenstein Municipality, Water Services By-law (2014) relating to wastewater effluent discharge;
- 4.3** All individual portions must be provided with a separate wastewater connection;
- 4.4** All the connections must be installed one meter inside the erf boundary of each portion; and
- 4.5** Any existing system that is to remain shall be upgraded to minimum municipal standards.

## **5 SOLID WASTE**

- 5.1** The Municipality undertakes, after the proclamation of the township/development, to remove household refuse in accordance with its by-laws and shall make its own arrangements with the occupants of erven/home owner's organisation/body corporate in the township/development, 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;
- 5.3** Such collection shall be from a single centralised waste collection site for the development;
- 5.4** Provision should be made for a waste disposal facility and entrance to the township, with lockable gate for wheelie bins (240l bins) and recyclable bags equal to the number of dwellings per development;
- 5.5** A key should be provided to Drakenstein Municipality to be able to unlock the door/gate to garbage area on collection days, from the kerbside;
- 5.6** The garbage area should be enclosed with a 1.8m high fence and need to be provided with the following;
- Tap with running water;
  - A gully which is connected to an approved sewer connection;
  - Concrete floor;
- 5.7** Municipal refuse trucks will not enter the township (complex) to collect wheelie bins on collection days;



- 5.8 The Developer shall indemnify the Municipality from any damages caused as a result in rendering the refuse removal service; and
- 5.9 The developer shall submit an Integrated Solid Waste Management Plan for approval by the department before the completion of the civil works.

## **6 DEVELOPMENT CHARGES**

- 6.1 *Based on the information provided in the application, Development Charges are payable by the developer. Development Charges will be calculated when a more detailed SDP is submitted; and*
- 6.2 *The developer is required to contribute an additional 10% of the Development Contribution towards the upgrading of the R301.*

## **7 GENERAL**

- 7.1 *When at any stage in future the municipality is required to take over ownership and maintenance of civil infrastructure, it will be the responsibility of the property owners to ensure all water and waste water connections adhere to municipal standards and by-laws;*
- 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 A services agreement shall be entered into, prior to the start of construction, where in shall be detailed the apportionment of funding of any new works common to the area, including but not limited to road network upgrading, sewerage treatment works upgrading, bulk water supply upgrading, sewage network upgrading;
- 7.4 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;
- 7.5 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 7.6 The findings of the bulk service capacity analysis carried out by councils consultant GLS Engineers, needs to be implemented simultaneously with the development;
- 7.7 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;

- 7.8 The whole of the works shall fall under the control of a single project manager;
- 7.9 The municipality shall be represented at all site meetings for the duration of the construction of the works and to this end timeous notification of such meetings shall be supplied to the Civil Engineering Services Department;
- 7.10 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.11 Where applicable all water network, (downstream of the valve immediately upstream of the bulk water meter, upstream of the connection to the existing system or intersection point with the existing road), sewer network, stormwater network and road network components shall be a private combined system and shall be indicated as such on all documents and plans;
- 7.12 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;
- 7.13 A comprehensive operational infrastructure management plan shall be drawn up and submitted for approval by the Civil Services Department;
- 7.14 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
- 7.15 The above conditions are to be complied with in stages.
  - 7.15.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
  - 7.15.2 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

- 7.15.3 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/gm



# Memo

<b>To:</b>	Senior Manager: Land Development Management For attention: H Strijdom/C van der Bank/E Cyster
<b>From:</b>	Manager: Planning and Customer Services
<b>Enquiries:</b>	L Laing
<b>Reference number:</b>	8/2/5_851_9
<b>Date:</b>	1 December 2024
<b>Subject:</b>	<b>RONWE DEVELOPMENT, MEMORANDUM IN SUPPORT OF THE AMENDMENT, DELETION, OR IMPOSITION OF CONDITIONS IN RESPECT OF AN EXISTING APPROVAL ON PORTION 9 OF THE FARM RONWE 851, PAARL</b>

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 or required by the municipality to relocate any infrastructure situated in the road reserve or withing 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 any additional load requirement to the existing electrical supply.
- 2.6. 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).

### 3. GENERAL

- 3.1. Excessive network upgrading is required to provide the development of additional power.
- 3.2. 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 623.00 per kVA (V.A.T. included)**. The cost as mentioned above is valid until 30 June 2025 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 that shall serve as mains to the development or otherwise approved by the municipality.
- 3.4. Accommodation of at least 4mx6m must be provided for the new proposed metering facility with additional parking closest to the previous mentioned proposed precinct for maintenance and access purposes.
- 3.5. Streetlights must be installed at the cost of the owner for the full length of the erf boundary parallel to the communal road reserve.
- 3.6. The reticulation after the municipal metering facility will be regarded as private.
- 3.7. The developer will be responsible to carry all cost of the electrical installation.
- 3.8. All upgrade and service costs must be paid at the finance section in cash before any service connection may be rendered.
- 3.9. Your attention is drawn to the following electricity by-law should the development be serviced and managed by means of private reticulation:
  - 3.9..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.
  - 3.9..2. A reseller must comply with the licensing and registration requirements set out in the ERA.
  - 3.9..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.
  - 3.9..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.
  - 3.9..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.



3.9..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.

3.10. 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.

3.11. 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.

3.12. 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 large, sweeping loop followed by a horizontal stroke.

**L LAING**

**MANAGER: PLANNING AND CUSTOMER SERVICES**

I:BEPLAN\_3\Sub\_Divisions\_Rezoning\202425\851\_9



# Memo

<b>To:</b>	<b>MANAGER: LAND USE PLANNING &amp; SURVEYING (ATTENTION: J. DANIELS)</b>
<b>From:</b>	<b>MANAGER: ENVIRONMENTAL MANAGEMENT</b>
<b>Enquiries:</b>	<b>C WINTER</b>
<b>Collaborator number:</b>	<b>2202440</b>
<b>Reference number:</b>	<b>15/4/1(F851/9)P</b>
<b>/Date:</b>	<b>11 NOVEMBER 2024</b>
<b>Subject:</b>	<b>AMENDMENT, DELETION OR IMPOSITION OF CONDITIONS IN RESPECT OF AN EXISTING APPROVAL: FARM 851/9, PAARL</b>

Reference is made to the above-mentioned application in order to increase the approved residential units from 8.72 dwelling units per hectare gross and 13.04 dwelling units per hectare net to 16.15 dwelling units per hectare. It is noted that an amended environmental authorization was granted on 18 May 2023 in accordance with the revised SDP. The following conditions shall be applicable:

1. A detailed landscaping plan that promotes tree planting and indigenous vegetation must be undertaken by a certified professional landscape architect and submitted for approval to the Environmental Management Section prior to, or during building plan approval stage.
2. The sewage package plant must be registered with the Department of Water and Sanitation. Proof of registration is to be provided during building plan approval stage.

Kind regards

Cindy  
Winter  
Digitally signed  
by Cindy Winter  
Date:  
2024.11.11  
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**C. WINTER**  
**MANAGER: ENVIRONMENTAL MANAGEMENT**