Drakenstein Municipality

Supplementary Valuation 4
Financial Year 2026/2027
Batch 1 to 5 Combined

(Paarl RD - Valuation Roll)

In accordance with Section 78 of the Municipal Property Rates Act 6 of 2004
Kragtens Artikel 78 van die Munisipale Eiendomsbelastingwet 6 van 2004

Date of valuation : 2024/07/01

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Categories Reference

Category	Description
RES	8(2)(a) Residential properties
VACR	8(3) Vacant land Residential
COM	8(2)(c) Business and Commercial properties
AGRI	8(2)(d) Agricultoral properties
MINING	8(2)(e) Mining properties
MUN	8(2)(j) Municipal - Refer to 6(2)(i) Rating Policy
MULTI*	8(2)(i) Properties used for multiple purposes
PROS	Private Open Space

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Geographical Area : Paarl RD

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
40	9	AGRI	Burgers Drift	92.6155 Ha	25 500 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. New House SSV4 Batch 3
104	1	AGRI	Onverwaght	0 m²	0	Note :- Sect.78(1)(c) Consolidated /Konsol. see 104/6 Sect.78(4)(c) E. D. SV4B5
104	4	AGRI	Onverwacht	533.4317 Ha	23 200 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel 104/5 off Sect.78(4)(c) E.D SV4B5
104	5	AGRI	Onverwacht	0 m²	0	Note :- Sect.78(1)(c) Consolidated /Konsol. see 104/6 Sect.78(4)(c) E. D. SV4B5
104	6	AGRI	Onverwacht	127.0809 Ha	23 200 000	Note :- Sect.78(1)(c) Consolidated /Konsol. from 104/1 and portion of 104/4 Sect.78(4)(c) E. D. SV4B5
131	0	MULTI*	Olifantskop	108.1975 Ha	18 950 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D.
	0	AGRI	Olifantskop	0 m²	18 200 000	Apportionment A :- Agri
	0	COM	Olifantskop	0 m²	750 000	Apportionment B :- Cottage - Short Termletting
170*	0	AGRI	Knollefontein	832.0098 Ha	120 000 000	Including :- Paarl RD 170, Paarl RD 171/11, Paarl RD 172. Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B5
170	0	AGRI	Denneboom	537.7295 Ha	0	See :- Paarl RD 170*. Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B5
171	11	AGRI	staart van paardeberg 0	242.7641 Ha	0	See :- Paarl RD 170*. Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B5
172	0	AGRI	Denneboom	51.5162 Ha	0	See :- Paarl RD 170*. Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B5
180	46	RES	Bly	0 m²	0	Note :- Sect.78(1)(c) Subdivided /Onderverdeel see portions 47 - 56 Sect.78(4)(c) E.D SV4B5
180	47	RES	Bly	1 487 m²	4 240 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 180/46 Sect.78(4)(c) E.D SV4B5
180	48	RES	Bly	451 m²	2 560 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 180/46 Sect.78(4)(c) E.D SV4B5
180	49	VACR	Bly	388 m²	1 200 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 180/46 Sect.78(4)(c) E.D SV4B5
180	50	VACR	Bly	388 m²	1 200 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 180/46 Sect.78(4)(c) E.D SV4B5
180	51	VACR	Bly	431 m²	1 200 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 180/46 Sect.78(4)(c) E.D SV4B5
180	52	VACR	Bly	441 m²	1 200 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 180/46 Sect.78(4)(c) E.D SV4B5
180	53	VACR	Bly	412 m²	1 200 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 180/46 Sect.78(4)(c) E.D SV4B5

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Geographical Area : Paarl RD

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
180	54	VACR	Bly	433 m²	1 200 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 180/46 Sect.78(4)(c) E.D SV4B5
180	55	VACR	Bly	385 m²	1 200 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 180/46 Sect.78(4)(c) E.D SV4B5
180	56	PROS	S	918 m²	1 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 180/46 Sect.78(4)(c) E.D SV4B5
238	0	AGRI	Welvanpas	221.2882 Ha	25 100 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4 B3
355	2	MULTI*	Imbuko Wines	26.8702 Ha	24 000 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4 B2
	2	AGRI	Imbuko Wines	0 m²	21 700 000	Apportionment A :- Agri - Kelder and Vines
	2	COM	Imbuko Wines	0 m²	2 300 000	Apportionment B :- Resturant & Wine Tasting
586	0	AGRI	Elands Pad	0 m²	0	Note :- Sect.78(1)(e) Incorrectly valued/Foutiewe waardasie NDR SV4B5
591	20	AGRI	Calais and St Omer	36.4276 Ha	12 400 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel 1549 unlinked Sect.78(4)(c) E.D SV4B4
695	1	COM	Paris Oaks	1.7131 Ha	5 710 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4 B2
764	9	AGRI	Bona Vista	52.1532 Ha	8 960 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel - Farm764ptn13 af from 764/9 Sect.78(4)(c) E.D SV4B4
764	13	MUN	Farm 764	7 403 m²	2 050 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 764/9 Sect.78(4)(c) E.D SV4B4
767	0	MULTI*	Bona Vista	44.4393 Ha	23 900 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel - Farm764ptn13 af from 764/9 Sect.78(4)(c) E.D SV4B4
	0	AGRI	Bona Vista	0 m²	11 500 000	Apportionment A :- Agri
	0	COM	Bona Vista	0 m²	12 400 000	Apportionment B :- Storage Units
787	2	MINING	Van Wyksrivier	0 m²	0	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D SV4 B5
787	16	RES	VanWyksRivier	7.1657 Ha	11 450 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. - Geen Agri SV4 B5
791	53	MULTI*	Winterberg	1.5645 Ha	19 250 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B3
	53	RES	Winterberg	0 m²	17 350 000	Apportionment A :- House
	53	AGRI	Winterberg	0 m²	1 900 000	Apportionment B :- Agri
793	0	AGRI	Paarl	0 m²	0	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D SV4 B5
794	1	AGRI	Boland Bricks	3.9783 Ha	3 000 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D SSect.78(1)(f) Any other reason/ Enige ander rede SV4 B5

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Geographical Area : Paarl RD

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
794	2	MINING	Boland Bricks	4.3560 Ha	6 225 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D SV4 B5
794	3	AGRI	Boland Bricks	4.2930 Ha	3 000 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D SV4 B5
794	4	AGRI	Boland Bricks	4.2830 Ha	3 150 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D SV4 B5
794	5	MINING	Boland Bricks	4.2825 Ha	3 150 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D SV4 B5
811	32	MULTI*	Kunnenburg	2.0534 Ha	9 145 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4 B5
	32	RES	Kunnenburg	0 m²	6 950 000	Apportionment A :- Residential
	32	COM	Kunnenburg	0 m²	2 195 000	Apportionment B :- Stokery
811	69	RES	Uitgezocht Estate	682 m²	7 115 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B4
815	3	AGRI	Lo Andrie	4.1640 Ha	10 400 000	Note :- Sect.78(1)(e) Incorrectly valued/Foutiewe waardasie SV4 B5
815	6	MULTI*	Lo Andrie	2.3565 Ha	6 800 000	Note :- Sect.78(1)(e) Incorrectly valued/Foutiewe waardasie Sv4 B5
	6	COM	Lo Andrie	0 m²	2 900 000	Apportionment A :- Store
	6	RES	Lo Andrie	0 m²	3 900 000	Apportionment B :- Dwelling
835	2	AGRI	De Heuwel	58.3671 Ha	0	Note :- Sect.78(1)(c) Consolidated /Konsol. see 1869 Sect.78(4)(c) E. D. SV4B4
852	1	AGRI	Zanddrift	0 m²	0	Note :- Sect.78(1)(c) Consolidated /Konsol. see 14636 Paarl Sect.78(4)(c) E. D. SV4B4
852	4	AGRI	Zanddrift	0 m²	0	Note :- Sect.78(1)(c) Consolidated /Konsol. see 41636 Paarl Sect.78(4)(c) E. D. SV4B4
978	8	MULTI*	TONIS FONTYN	6 139 m²	4 435 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B4
	8	COM	TONIS FONTYN	0 m²	3 330 000	Apportionment A :- Shops
	8	RES	TONIS FONTYN	0 m²	1 105 000	Apportionment B :- Flats
1222	1	MUN	Lttle Wood Estate	12.5223 Ha	13 800 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B4
1262	0	AGRI	Bestemming	4.9709 Ha	0	Note :- Sect.78(1)(c) Subdivided /Onderverdeel see 40082 Paarl Sect.78(4)(c) E.D SV4B3
1397	5	MULTI*	Groenendal	13.8898 Ha	10 250 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4 B2
	5	AGRI	Groenendal	0 m²	7 000 000	Apportionment A :- Agri
	5	COM	Groenendal	0 m²	3 250 000	Apportionment B :- Andreas Guesthouse
1400	0	AGRI	County Fair	34.6503 Ha	16 100 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4 B3
1456	4	MULTI*	De Joden Tempel	2.5256 Ha	3 305 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D.

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Geographical Area : Paarl RD

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
	4	AGRI	De Joden Tempel	0 m²	3 000 000	Apportionment A :- Agri
	4	COM	De Joden Tempel	0 m²	305 000	Apportionment B :- Tasting Room & Short Term Letting
1456	5	MULTI*	De Joden Tempel	3.4189 Ha	4 415 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4 B2
	5	AGRI	De Joden Tempel	0 m²	3 615 000	Apportionment A :- Agri
	5	COM	De Joden Tempel	0 m²	800 000	Apportionment B :- 2 Self Catering Units
1549	0	AGRI	Farm 1549	19.6589 Ha	9 120 000	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede SV4 B4.
1576	0	AGRI	Kleineboschkop	1.8162 Ha	0	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede - Sien 1576 ptn 9 SV4 B5
1576	9	MULTI*	Kleineboschkop	14.9471 Ha	35 290 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4 B5
	9	AGRI	Kleineboschkop	0 m²	10 290 000	Apportionment A :- Agri
	9	COM	Kleineboschkop	0 m²	25 000 000	Apportionment B :- Babylonstoren
1597	1	MULTI*	Kunnenberg	27.3675 Ha	17 910 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4 B5
	1	AGRI	Kunnenberg	0 m²	11 050 000	Apportionment A :- Agri
	1	COM	Kunnenberg	0 m²	6 860 000	Apportionment B :- Units
1731	5	MULTI*	Ashanti	57.7840 Ha	40 300 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4 B2
	5	AGRI	Ashanti	0 m²	35 000 000	Apportionment A :- Agri
	5	COM	Ashanti	0 m²	5 300 000	Apportionment B :- Restuarant Etc
1810	1	AGRI	Lustigan	44.8246 Ha	13 300 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B3 - Review
1837	0	MULTI*	Paarl RD	37.9821 Ha	10 250 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4 B2
	0	AGRI	Paarl RD	0 m²	8 500 000	Apportionment A :- Agri
	0	COM	Paarl RD	0 m²	1 750 000	Apportionment B :- Self Catering
1850	7	RES	1850 7	676 m²	10 700 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B4
1850	8	RES	1850 8	676 m²	12 300 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B4
1850	12	RES	1850 12	676 m²	10 650 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B2
1850	13	RES	1850 13	676 m²	12 150 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B3
1850	14	RES	1850 14	676 m²	11 050 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B2
1850	15	RES	1850 15	676 m²	10 650 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B2

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Geographical Area : Paarl RD

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
1850	27	RES	RHEBOKSKLOOF	1 285 m²	19 750 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B4
1850	47	VACR	Rhebokskloof	1 109 m²	2 480 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from portion 83 Sect.78(4)(c) E.D SV4B1
1850	83	VACR	Rhebokskloof	4 019 m²	7 500 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Portion 47 off Sect.78(4)(c) E.D SV4B1
1850	87	PROS	Rhebokskloof	0 m²	0	Note :- Sect.78(1)(c) Subdivided /Onderverdeel portion 49 off leaving no remainder Sect.78(4)(c) E.D SV4B1
1869	0	AGRI	Paarl Rd	59.9700 Ha	25 200 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D From Farm 835ptn2 SV4B4
Paarl RD Totals :- (69 proper sites, 28 multipurpose, 0 site apportionments and 1 dummy records)				2 512.4619 Ha	R 711 761 000	

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Totals per Category for Paarl RD

Category	Sites	Extent	Previous extent	Current Value	Previous value
RES	12	7.9618 Ha	7.9618 Ha	141 920 000	141 920 000
VACR	9	8 006 m²	8 006 m²	18 380 000	18 380 000
COM	1	1.7131 Ha	1.7131 Ha	72 850 000	72 850 000
AGRI	26	2 135.9832 Ha	2 135.9832 Ha	453 385 000	454 885 000
MINING	3	8.6385 Ha	8.6385 Ha	9 375 000	9 375 000
MUN	2	13.2626 Ha	13.2626 Ha	15 850 000	15 850 000
MULTI*	14	344.0103 Ha	344.0103 Ha	0	0
PROS	2	918 m²	918 m²	1 000	1 000
Totals	**69**	**2 512.4619 Ha**	**2 512.4619 Ha**	**R 711 761 000**	**R 713 261 000**

*** Multipurpose Category - Current value = R228 200 000.00. Pre-Dispute value = R228 200 000.00. These values were apportioned To the relevant individual Categories.**

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CERTIFICATION BY MUNICIPAL VALUER AS CONTEMPLATED IN SECTION 34(C) OF THE ACT

I, Hendrik Coenraad Botha, Identity number 8204085152080 do certify that I have, in accordance with the provisions of the Local Government: Municipal Property Rates Act, 2004 (Act No. 6 of 2004), hereinafter referred to as the Act, to the best of my skills and knowledge and without fear, favour or prejudice, prepared the valuation roll for Drakenstein Municipality in terms of the provisions of the Act. In the discharge of my duties as municipal valuer I have complied with sections 43 and 44 of the Act.

Certified at Moorreesburg this 19th day of October 2026.

Professional Registration Number with the South African Council for the Property Valuers Profession: 5601
Category of Professional Registration: Professional Valuer.



Hendrik Coenraad Botha

MUNICIPAL VALUER

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