

# Drakenstein Municipality

## Supplementary Valuation 3 Financial Year 2025/2026 Batch 1 to 7 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

**Categories Reference**

<b>Category</b>	<b>Description</b>
RES	8(2)(a) Residential properties
VACR	8(3) Vacant land Residential
IND	8(2)(b) Industrial properties
COM	8(2)(c) Business and Commercial properties
AGRI	8(2)(d) Agricultural properties
MULTI*	8(2)(i) Properties used for multiple purposes
PROS	Private Open Space

Geographical Area : Paarl RD

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
25	61	COM	Hermon	1 632 m <sup>2</sup>	833 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B3
39	0	AGRI	Burgers Drift	57.8901 Ha	0	See :- Paarl RD 40/8*. Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B4
40*	8	AGRI	Burgers Drift	218.2080 Ha	18 600 000	Including :- Paarl RD 39, Paarl RD 40/8. Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B4
40	8	AGRI	Burgers Drift	160.3179 Ha	0	See :- Paarl RD 40/8*. Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B4
669	7	COM	hartenbeeskraal 0	2 792 m <sup>2</sup>	14 250 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B3
695	2	RES	Paris Oaks	0 m <sup>2</sup>	0	Note :- Sect.78(1)(c) Subdivided /Onderverdeel 41594 Sect.78(4)(c) E.D no remainder SV3B4
719	3	AGRI	Damaraskloof	84.5603 Ha	13 100 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D SV 3 Batch 1
787	12	COM	Vanwyksrivier 0	3 509 m <sup>2</sup>	4 135 000	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede SV 3 Batch 1
789	14	MULTI*	Winelands Estate	1.0080 Ha	13 000 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV 3 Batch 1
	14	RES	Winelands Estate	0 m <sup>2</sup>	11 000 000	Apportionment A
	14	AGRI	Winelands Estate	0 m <sup>2</sup>	2 000 000	Apportionment B
811	37	AGRI	Kunnenburg	10.3087 Ha	17 300 000	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede SV 3 Batch 1
815	6	MULTI*	Lo Andrie	2.3565 Ha	6 800 000	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede SV 3 Batch 1
	6	AGRI	Lo Andrie	0 m <sup>2</sup>	1 885 000	Apportionment A
	6	COM	Lo Andrie	0 m <sup>2</sup>	2 900 000	Apportionment B
	6	RES	Lo Andrie	0 m <sup>2</sup>	2 015 000	Apportionment C
832	46	IND	Alstrom	3.5111 Ha	23 300 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B6
841	10	RES	IDILLE COUNTRY ESTATE	2.1945 Ha	18 000 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Port 36 off Sect.78(4)(c) E.D SV3B3
841	36	VACR	IDILLE COUNTRY ESTATE	2 024 m <sup>2</sup>	3 900 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 841/10 Sect.78(4)(c) E.D SV3B3
849	6	COM	L'Avenir	1.2621 Ha	13 150 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B6.
861	0	AGRI	Salem	23.6673 Ha	18 300 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D SV 3 Batch 1
940	0	COM	FARM 940 0	1.2804 Ha	16 250 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B3

**Geographical Area : Paarl RD**

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
941	0	AGRI	Nieuwe Sion Estate	21.6512 Ha	13 450 000	Note :- Sect.78(1)(c) Unlink erf 1223 Sect.78(4)(c) E.D SV3B5
957	0	MULTI*	Dawn Mountains	22.9227 Ha	19 225 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B4
	0	AGRI	Dawn Mountains	0 m <sup>2</sup>	11 950 000	Apportionment A :- Farm
	0	COM	Dawn Mountains	0 m <sup>2</sup>	7 275 000	Apportionment B :- Tasting Room
1223	0	AGRI	Nieuwe Sion Estate	26.2077 Ha	22 950 000	Note :- Sect.78(1)(c) Unlink from 941/0 Sect.78(4)(c) E.D SV3B5
1348	1	AGRI	King Charles Winelands	49.5289 Ha	19 800 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B6
1351	1	COM	DC Meats	4.2883 Ha	14 500 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B3
1426	3	AGRI	La Paris #3	54.1849 Ha	11 100 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV 3 Batch 1
1426	11	AGRI	La Paris #11	16.7925 Ha	15 050 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D SV 3 Batch 1
1455	16	RES	Mooivallei	5 045 m <sup>2</sup>	8 480 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B6
1534	0	AGRI	Flenterskloof	59.0384 Ha	0	See :- Paarl RD 1534/1*. Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3 Batch 2
1534*	1	AGRI	Flenterskloof	103.0760 Ha	10 240 000	Including :- Paarl RD 1534, Paarl RD 1534/1. Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3 Batch 2
1534	1	AGRI	Flenterskloof	44.0376 Ha	0	See :- Paarl RD 1534/1*. Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3 Batch 2
1566	1	AGRI	Plaas 1566/1 0	3.2480 Ha	7 235 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV 3 Batch 1
1574	0	MULTI*	Stellenpak	7.7198 Ha	62 450 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B3
	0	COM	Stellenpak	0 m <sup>2</sup>	60 540 000	Apportionment A :- Sect.78(1)(G) Category Change/Verandering In Kategorie Sect.78(4)(E) E.D.
	0	RES	Stellenpak	0 m <sup>2</sup>	1 910 000	Apportionment B :- Sect.78(1)(G) Category Change/Verandering In Kategorie Sect.78(4)(E) E.D.
1576*	0	MULTI*	Kleineboschkop	16.7633 Ha	13 290 000	Including :- Paarl RD 1576, Paarl RD 1576/9. Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV 3 Batch 1
	0	AGRI	Kleineboschkop	0 m <sup>2</sup>	10 290 000	Apportionment A
	0	COM	Kleineboschkop	0 m <sup>2</sup>	3 000 000	Apportionment B

Geographical Area : Paarl RD

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
1576	0	AGRI	Kleineboschkop	1.8162 Ha	0	See :- Paarl RD 1576*. Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV 3 Batch 1
1576	9	AGRI	Kleineboschkop	14.9471 Ha	0	See :- Paarl RD 1576*. Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV 3 Batch 1
1592	0	MULTI*	De Leeuwenhof Estate	18.8952 Ha	27 150 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B4
	0	AGRI	De Leeuwenhof Estate	0 m <sup>2</sup>	23 300 000	Apportionment A :- Agri
	0	COM	De Leeuwenhof Estate	0 m <sup>2</sup>	3 850 000	Apportionment B :- Onthaal + Self Catering
1602	1	MULTI*	Fredericksburg	11.1561 Ha	13 400 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV 3 Batch 1
	1	AGRI	Fredericksburg	0 m <sup>2</sup>	7 800 000	Apportionment A
	1	COM	Fredericksburg	0 m <sup>2</sup>	5 600 000	Apportionment B
1674	3	MULTI*	Boschendal	115.9123 Ha	39 300 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV 3 Batch 1
	3	AGRI	Boschendal	0 m <sup>2</sup>	26 800 000	Apportionment A
	3	COM	Boschendal	0 m <sup>2</sup>	12 500 000	Apportionment B
1677	0	MULTI*	Bloemendal	59.5749 Ha	32 000 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3 B6
	0	AGRI	Bloemendal	0 m <sup>2</sup>	25 000 000	Apportionment A :- Agri
	0	COM	Bloemendal	0 m <sup>2</sup>	7 000 000	Apportionment B :- Accomodation
1731	0	MULTI*	Ashanti	42.7314 Ha	22 600 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3 B2
	0	AGRI	Ashanti	0 m <sup>2</sup>	19 000 000	Apportionment A
	0	COM	Ashanti	0 m <sup>2</sup>	3 600 000	Apportionment B
1793	0	AGRI	Buccleuch	20.4144 Ha	13 600 000	Note :- Sect.78(1)(c) Unlink erf 1223 Sect.78(4)(c) E.D SV3B5
1844	0	MULTI*	Farm 0	24.5183 Ha	24 050 000	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede SV 3 Batch 1
	0	AGRI	Farm 0	0 m <sup>2</sup>	11 050 000	Apportionment A
	0	COM	Farm 0	0 m <sup>2</sup>	10 000 000	Apportionment B
	0	RES	Farm 0	0 m <sup>2</sup>	3 000 000	Apportionment C
1850	1	RES	Rheboksfloof Estate 1	672 m <sup>2</sup>	9 765 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B4
1850	2	RES	Rheboksfloof Estate 2	676 m <sup>2</sup>	10 500 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B4
1850	3	RES	Rhebokskloof Estate 3	676 m <sup>2</sup>	10 750 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B2
1850	4	RES	1850 4	676 m <sup>2</sup>	10 750 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B2

**Geographical Area : Paarl RD**

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
1850	5	RES	1850 5	676 m <sup>2</sup>	9 895 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B7
1850	6	RES	Rhebokskloof Estate 6	676 m <sup>2</sup>	10 150 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV 3 Batch 1
1850	16	RES	1850 16	676 m <sup>2</sup>	10 500 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B6
1850	17	VACR	Rhebokskloof 17	1 399 m <sup>2</sup>	4 895 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D SV3B1
1850	18	VACR	Rhebokskloof 18	1 344 m <sup>2</sup>	4 705 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D SV3B1
1850	19	VACR	Rhebokskloof 19	1 043 m <sup>2</sup>	3 650 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D SV3B1
1850	20	VACR	Rhebokskloof 20	1 554 m <sup>2</sup>	5 440 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D SV3B1
1850	21	VACR	Rhebokskloof 21	1 324 m <sup>2</sup>	4 635 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D SV3B1
1850	22	VACR	Rhebokskloof 22	1 438 m <sup>2</sup>	5 035 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D SV3B1
1850	23	VACR	Rhebokskloof 23	1 323 m <sup>2</sup>	4 630 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D SV3B1
1850	36	VACR	Rheebokskloof	1 442 m <sup>2</sup>	5 045 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 1850/85 Sect.78(4)(c) E.D SV3B4
1850	37	VACR	Rheebokskloof	1 335 m <sup>2</sup>	4 670 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 1850/85 Sect.78(4)(c) E.D SV3B4
1850	38	VACR	Rheebokskloof	1 108 m <sup>2</sup>	3 880 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 1850/84 Sect.78(4)(c) E.D SV3B4
1850	40	VACR	Rheebokskloof	1 180 m <sup>2</sup>	4 130 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 1850/84 Sect.78(4)(c) E.D SV3B4
1850	41	VACR	Rheebokskloof	1 403 m <sup>2</sup>	4 910 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 1850/83 Sect.78(4)(c) E.D SV3B4
1850	45	VACR	Rheebokskloof	1 267 m <sup>2</sup>	4 435 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 1850/83 Sect.78(4)(c) E.D SV3B4
1850	46	VACR	Rheebokskloof	1 083 m <sup>2</sup>	3 790 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 1850/83 Sect.78(4)(c) E.D SV3B4
1850	48	VACR	Rheebokskloof	1 791 m <sup>2</sup>	6 270 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 1850/83 Sect.78(4)(c) E.D SV3B4
1850	56	PROS	Rhebokskloof 56	4 658 m <sup>2</sup>	5 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D SV3B1
1850	59	PROS	Rheebokskloof	2 408 m <sup>2</sup>	1 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 1850/85 Sect.78(4)(c) E.D SV3B4
1850	60	PROS	Rheebokskloof	665 m <sup>2</sup>	1 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 1850/85 Sect.78(4)(c) E.D SV3B4

**Geographical Area : Paarl RD**

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
1850	61	PROS	Rheebokskloof	3 104 m <sup>2</sup>	1 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 1850/84 Sect.78(4)(c) E.D SV3B4
1850	62	PROS	Rheebokskloof	2 762 m <sup>2</sup>	1 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 1850/83 Sect.78(4)(c) E.D SV3B4
1850	83	PROS	Rhebokskloof	1.3434 Ha	1 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D SV3B3
1850	84	PROS	Rhebokskloof	6 464 m <sup>2</sup>	1 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D SV3B3
1850	85	PROS	Rhebokskloof	8 394 m <sup>2</sup>	1 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D SV3B3
1850	86	PROS	Rheebokskloof	2 544 m <sup>2</sup>	1 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 1850/85 Sect.78(4)(c) E.D SV3B4
<b>Paarl RD Totals :- (68 proper sites, 24 multipurpose, 0 site apportionments and 3 dummy records)</b>				976.3625 Ha	R 713 231 000	

**Totals per Category for Paarl RD**

Category	Sites	Extent	Previous extent	Current Value	Previous value
RES	10	3.1718 Ha	3.1718 Ha	116 715 000	116 685 000
VACR	16	2.2058 Ha	2.2058 Ha	74 020 000	74 020 000
IND	1	3.5111 Ha	3.5111 Ha	23 300 000	23 300 000
COM	6	7.6241 Ha	7.6241 Ha	179 383 000	175 168 000
AGRI	16	648.6112 Ha	648.6112 Ha	319 800 000	319 800 000
MULTI*	10	306.7952 Ha	306.7952 Ha	0	0
PROS	9	4.4433 Ha	4.4433 Ha	13 000	13 000
<b>Totals</b>	<b>68</b>	<b>976.3625 Ha</b>	<b>976.3625 Ha</b>	<b>R 713 231 000</b>	<b>R 708 986 000</b>

\* Multipurpose Category - Current value = R273 265 000.00. Pre-Dispute value = R270 990 000.00. These values were apportioned To the relevant individual Categories.

**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 13th day of May 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**