



Enquiries: Jeremy Pekeur
Contact number: 021 807 4808
Reference: 15/4/1 (1296) W
Date: 13 May 2026

JP/HK

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Dear Sir

SUBDIVISION OF THE REMAINDER OF ERF 1296 WELLINGTON, AKASIA STREET

Your application letter under reference P3754/25 dated 5 November 2025 (Collaborator reference 2131124) refers.

1. **Approval** is hereby granted in terms of Section 60 1(a) of the Drakenstein By-Law on Municipal Land Use Planning 2018, for the subdivision of the Remainder of Erf 1296 Wellington into **Portion A** ($\pm 996\text{m}^2$), **Portion B** ($\pm 2477\text{m}^2$) and **Remainder Street** ($\pm 4754\text{m}^2$) as depicted on Plan of Subdivision No. 1 Rev3 dated November 2025.
2. Exemption from the provisions of Sections 15 and 20 to 23 of the Drakenstein By-Law on Municipal Land Use Planning, 2018, is hereby granted in terms of Section 24(1)(f) of the said by-law, for the registration of the following servitudes as depicted on Plan of Subdivision No. 1 Rev3 dated November 2025:
 - 2.1 A road and services servitude 4m wide over Portion B in favour of Portion A.
 - 2.2 A services servitude 3m wide over Portion B in favour of Portion A
3. The approval granted in paragraph 1 above, is subject to the following conditions imposed in terms of Section 66 of the Drakenstein By-Law on Municipal Land Use Planning, 2018:
 - 3.1 Copies of the approved diagrams for Portions A and B must be provided to the municipality.

- 3.2 Portion A and Portion B must be registered simultaneously in the Deeds Office.
- 3.3 The Street Remainder of Erf 1296 Wellington must be registered in the name of the Municipality, at the owner's expense, prior to or simultaneous with the registration of Portions A and B.
- 3.4 The servitudes indicated on the plan of subdivision must be indicated on the diagrams of Portions A and B and also be registered against the title deeds of the respective portions.
- 3.5 Updated building plan applications for all unauthorised / new building work on Portion A must be submitted, under its new erf number, to the Municipality's Building Control Section for consideration by the Building Control Officer.
- 3.6 A Regulation A22 Completion Inspection must be requested for Building Plan application No. 033/2012.
- 3.7 The reservoir on Portion A must be demolished.
- 3.8 Adherence to the conditions laid down by the Senior Manager: Infrastructure Management, Drakenstein Municipality Engineering Services, in his memorandum referenced 15/4/1 (Rem1296) W (2117) dated 11 March 2026 (See Annexure A).
- 3.9 Adherence to the conditions laid down by the Chief Engineering Technician: Planning and Design, Drakenstein Municipality: Electro Technical Engineering Services Department, in his memorandum referenced 8/2/5_1296 dated 18 November 2025 (See Annexure B).
- 3.10 Portion A and Portion B must each have its own electricity connection cable from the street.
- 3.11 All buildings on the proposed subdivided portions must comply with fire and safety distances of SANS 10400-T:2024.
- 3.12 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.
- 3.13 This approval lapses unless separate registration of the three Portions is affected in the Deeds Registry within five years of the date of the final approval letter, subject to compliance with section 21(1) of the Drakenstein By-law on Municipal Land Use Planning, 2018, read together with Section 22 of the aforementioned by-law.

4. The owner's attention must be drawn to the following:

- 4.1 Authority for the separate registration of any newly created erf will not be issued by the municipality unless conditions 3.1 to 3.13 above, where applicable, have been complied with satisfactorily.
- 4.2 No building plan will be approved unless each portion has a separate water, sewer and electricity connection.
- 4.3 The owner is responsible for all engineering installation, alteration and upgrading costs including the costs for new municipal connections, storm water connections and new vehicle access points.
- 4.4 Plans for any proposed construction or changes to services are to be submitted to the Civil Engineering Services Department for approval prior to construction.
- 4.5 The future addresses for Portions A and B will be:

Portion A - № 7A Akasia Avenue
Portion B - № 7 Akasia Avenue

5. The following are regarded as the reasons for the above approval decisions:


- 5.1 The proposal is consistent with the development principals of the Drakenstein Spatial Development Framework and the municipality's densification policy.
- 5.2 The proposal is merely a formalization of an existing situation and will not change the character of the area or have a negative impact on neighbouring properties.
- 5.3 There is adequate infrastructural capacity for the proposal.
- 5.4 The level of densification proposed is low and contextually appropriate.

Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority in terms of Section 79(2) of the Drakenstein Bylaw on Municipal Land Use Planning 2018, by any person whose rights are affected by the decision of an authorised official, within **21 days** of notification of the decision. This approval is therefore suspended until further notice.

Please notify (**email or per hand**) the surrounding property owners who were notified of the application during the public participation process and the **objectors (if applicable)**, of their general right of appeal – proof of notification **must** be provided. Note that the 21-day appeal period will commence the day after all the property owners have been notified.

The appeal procedures are set out in Section 80 of the abovementioned By-Law (attached). All appeals should be lodged to the City Manager of Drakenstein Municipality, P.O Box 1,Paarl, 7622 or at customercare@drakenstein.gov.za

Yours faithfully



PP

H.G STRIJDOM (PR. PLN A/1058/1998)
SENIOR MANAGER: LAND DEVELOPMENT AND MANAGEMENT