



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: Mr. J Pekeur
Contact number: 021 807 4808
Reference: 15/4/1 (13208) P
Date: 21 September 2026

JP/HK

David Hellig & Abrahamse
Land Surveyors
PO Box 18
PAARL
7622

david@dhaa.co.za

Dear Sir

SUBDIVISION OF ERF 13208 PAARL, BETWEEN LEMOENKLOOF ROAD AND BERG-EN-DAL CLOSE

Your application under reference P2139/87(26) dated 10 June 2026 (Collaborator reference 2399225) refers.

1. Approval is hereby granted in terms of Section 60(1)(a) of the Drakenstein Municipality Land Use Planning By-Law, 2018, for the subdivision of Erf 13208 Paarl into **Portion A** ($\pm 314\text{m}^2$) and **Remainder** ($\pm 599\text{m}^2$), as shown on Plan of Subdivision No. 4 dated February 2026.
2. Exemption is hereby granted in terms of Section 24(1)(f)(iv) of the Drakenstein Municipal Land Use Planning By-Law, 2018, for the registration of the following servitudes (See attached Plan of Subdivision No. 4 dated February 2026):
 - 2.1 A 2m wide sewer servitude, contiguous to the southern boundary of Portion A, over Portion A in favour of the Remainder of Erf 13208 Paarl.
 - 2.2 A building restriction servitude area, limited in height above 150.94m above Mean Sea Level, over Portion A in favour of the Remainder of Erf 13208 Paarl.
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 A copy of the approved subdivision diagram for Portion A must be provided to the municipality.

- 3.2 Both the sewer and building restriction servitudes must be registered in the Deeds Office and shown on a Surveyor-General diagram.
 - 3.3 Building plans for all unauthorized building work, relevant to Erf 13208, to be submitted and approved. Unless consent was granted (proof required), unauthorized building work encroaching the property boundaries to be demolished.
 - 3.4 Adherence to the conditions laid down by the Senior Manager: Infrastructure Development, Civil Engineering Services, Drakenstein Municipality, in his memorandum 15/4/1 (13208) P (3119) dated 2 September 2026 (See Annexure A).
 - 3.5 Adherence to the conditions imposed by the Manager: Planning and Customer Services, Drakenstein Municipality: Electro Technical Engineering Services Department, in his memorandum referenced 8/2/5_13208 dated 12 September 2026 (See Annexure B).
 - 3.6 For the proposed development, the developer must institute water conservation measures such as only using non-potable water for on-site construction activities, rainwater harvesting, greywater recycling and similar technical advancements such as low flow shower heads, dual flush toilets and water-wise gardens.
 - 3.7 Energy-saving devices such as contained in the Drakenstein Municipality Green Building Manual (document available at the Spatial Planning Section) must be made use of as far as possible.
 - 3.8 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.
 - 3.9 This approval lapses unless separate registration of Portion A 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 No clearance for the separate registration of the subdivided portion will be issued by the municipality until conditions 3.1 to 3.9 above (where applicable), have been complied with to the satisfaction of the municipality.
 - 4.2 No building plan will be approved for Portion A unless it has a metered water connection and sewer connection.

- 4.3 Plans for any proposed construction or changes to services are to be submitted to the Civil Engineering Services Department for approval prior to construction.
- 4.4 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.
- 4.5 The new street address for Portion A will be: No. 18 Berg-en-Dal Close.
- 5. The following are regarded as the reasons for the above approval decisions:
 - 5.1 The The proposal is consistent with the development principals of the Drakenstein Spatial Development Framework and the municipality's densification policy;
 - 5.2 The proposal maximizes the development potential of currently underutilized land.
 - 5.3 The existing residential character of the surrounding area will not be materially altered, as both portions will remain residential in nature.
 - 5.4 The proposed densification is modest in scale and is unlikely to have a negative impact on surrounding properties.
 - 5.5 The level of densification proposed is low and contextually appropriate.
 - 5.6 Each proposed portion will have safe, separate and unrestricted access to a public road, with access provided from two different public roads.

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



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



Memo

To:	EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICES (ATTENTION: Mr. J. MEYER)
From:	EXECUTIVE DIRECTOR: ENGINEERING SERVICES
Enquiries:	LH. SMITH
Collaborator number:	2399225
Reference number:	15/4/1 (13208) P (3119)
Date:	02 September 2026
Subject:	PROPOSED SUBDIVISION, ERF 13208, 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 *Access to portion A is available at actual cost;* and
- 1.3 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.

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 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
- 2.4 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 0.02m³/m² roof area.

3 WATER

- 3.1 ***Water connection available at actual cost for portion A;***
- 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 A water demand management plan must be submitted to the Civil Engineering Department and must include and indicate the measures to be put in place to conserve and manage water; and
- 3.6 Any existing system that is to remain shall be upgraded to minimum municipal standards.

4 WASTEWATER SERVICES

- 4.1 ***A 2m wide servitude is to be provided over portion A. The servitude measured from the eastern boundary of portion A up to connection manhole is in favour of Drakenstein Municipality, thereafter the remainder servitude to be in favour of Remainder erf 13208;***
- 4.2 ***Sewer connection for portion A available at actual cost;***
- 4.3 ***Sewer connection manholes to be provided 1m inside the erf boundaries;***
- 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 to remove household refuse in accordance with its by-laws and shall make its own arrangements with the occupants of erven 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; and

5.3 Provision should be made for wheelie bins (240l bins) and recyclable bags equal to the number of dwellings per development.

6 DEVELOPMENT CHARGES

6.1 Based on the information provided in the application, the Development Charge payable by the developer is **R57 214 (Excl VAT)**. The levy is valid until **30 June 2027** where after a new calculation is required. The value has been calculated as follows:

6.1.1 Water = R12 579

6.1.2 Sewer = R9 209

6.1.3 Roads = R28 824

6.1.4 Stormwater = R0

6.1.5 Solid Waste = R6 602

7 GENERAL

7.1 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;

7.2 The developer is responsible for the funding of all connections to the bulk services and all internal works;

7.3 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;

- 7.4 The whole of the works shall fall under the control of a single project manager;
- 7.5 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards; and
- 7.6 The above conditions are to be complied with in stages.
- 7.6.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 7.6.2 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
- 7.6.3 Proof of compliance for the requirements associated with long term operations must be available on request.



LH SMITH

SENIOR MANAGER: INFRASTRUCTURE MANAGEMENT

I:\INFRASTRUCTURE MANAGEMENT\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2026\Comments\Erf 13208 Paarl - Proposed Subdivision.docx

LHS/aa

Erf Number of Development:

Physical Address:

Municipal Area:

Municipal Valuation of Property:

Owner:

Owner ID No:

	1	33208 ;	Lemoenkloof street	Paarl	0 ;	7646
	R		Paarl, Mbekwini, Wellington			
	1					
			J.P. & A.J. Matthee			

Owner ID No:

[illegible]

Existing

[illegible]

Me

Application Processed by:	Arshad Abrahams
Signature:	
Date:	2-Sep-26
Payment Received (R):	
Date Payment Received:	
Receipt Number:	



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_13208
Date:	12 September 2026
Subject:	PROPOSED SUBDIVISION, ERF 13208, 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. The installation must be changed as such that each proposed subdivided or consolidated erf is supplied from the street boundary with one single supply cable. All wireways within each proposed subdivided or consolidated property will be wired in such a way that there are no cross feeds over erven.
- 2.3. No trees or any type of structures may be erected under or near any new or existing electrical infrastructure.
- 2.4. All electrical equipment shall comply with Drakenstein Municipality standards and have twenty-four-hour access for maintenance purposes.
- 2.5. The developer will be responsible for all cost in the case where he or she request any infrastructure situated in the road reserve to be moved or relocated to new proposed positions.
- 2.6. The developer is required to include measures to improve energy efficiency for any additional load requirement to the existing electrical supply.
- 2.7. It may be requested to register service servitudes where existing and or new infrastructure will or have been installed.

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 division - Chief Engineering Technician).

3. GENERAL

- 3.1. NRS069 Network recovery cost will apply and will be calculated according to the following as indicated in approved tariffs: **R4,945.81 per kVA (V.A.T. excluded)**. The cost as mentioned above is valid until 30 June 2027 and will escalate thereafter for each upcoming financial year which is between 1 July and 30 June.
- 3.2. The developer will be responsible to carry all cost of the electrical installation.
- 3.3. All upgrade and service costs must be paid at the Financial Services Section in cash before any service connection may be rendered.
- 3.4. A private registered electrical installation electrician shall be used to do all installations and alterations according to SANS 10142, Occupational Health and Safety Act (Act 85 of 1993) and Drakenstein Municipal by-laws prior to the development.
- 3.5. 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.
- 3.6. The Planning and Design Section of the Electro-Technical Engineering Department with reference to the services and conditions has no objection to this application.

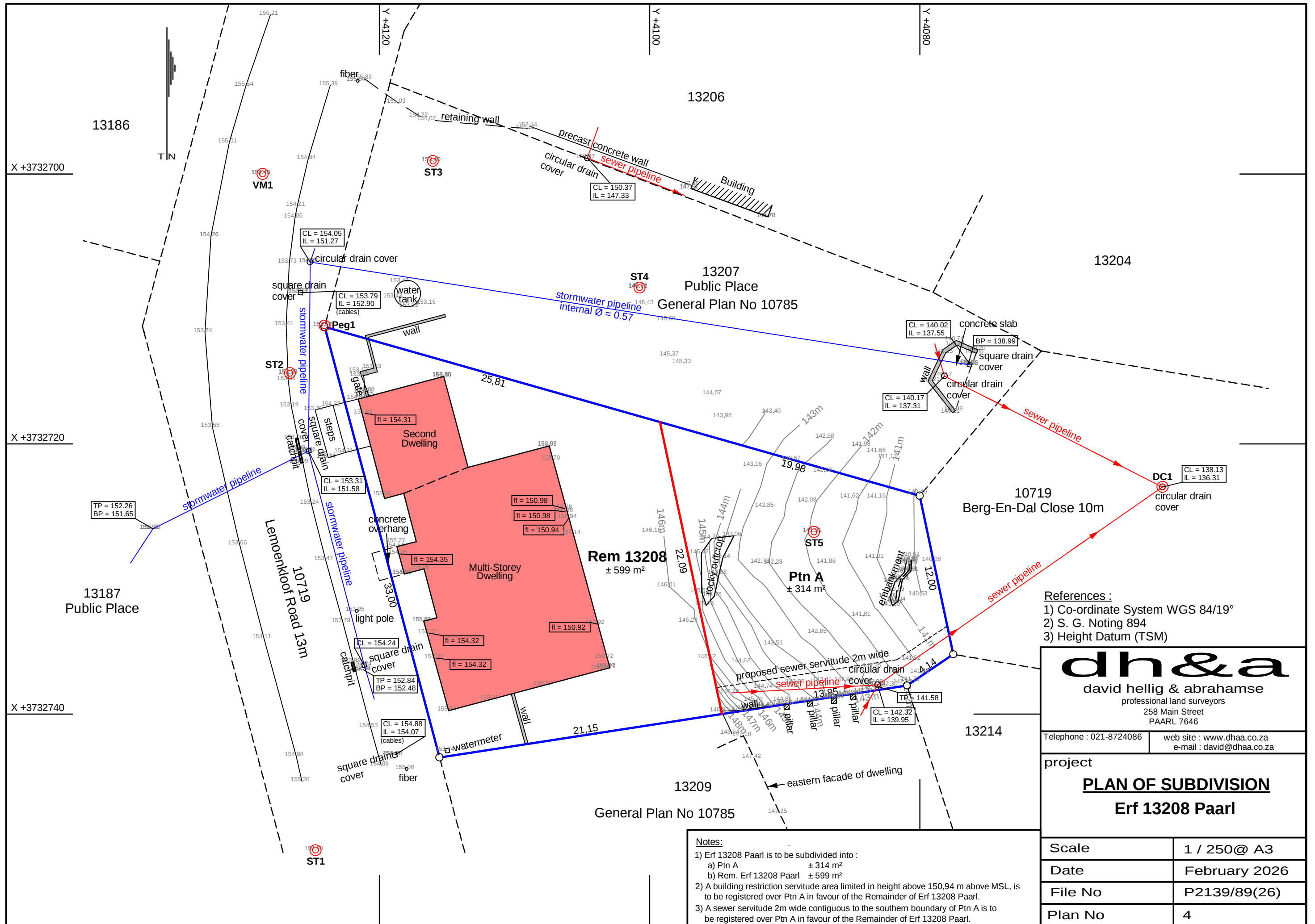
Yours faithfully

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal stroke.

L LAING

SENIOR MANAGER: ELECTRO-TECHNICAL ENGINEERING

I:\BEPLAN_3\Sub_Divisions_Rezoning\202627\13208



References :
1) Co-ordinate System WGS 84/19°
2) S. G. Noting 894
3) Height Datum (TSM)

dh&a
david hellig & abrahamse
professional land surveyors
258 Main Street
PAARL 7646

Telephone : 021-8724086
web site : www.dhaa.co.za
e-mail : david@dhaa.co.za

project

PLAN OF SUBDIVISION
Erf 13208 Paarl

Scale	1 / 250@ A3
Date	February 2026
File No	P2139/89(26)
Plan No	4

- Notes:
- Erf 13208 Paarl is to be subdivided into :
 - Ptn A ± 314 m²
 - Rem. Erf 13208 Paarl ± 599 m²
 - A building restriction servitude area limited in height above 150,94 m above MSL, is to be registered over Ptn A in favour of the Remainder of Erf 13208 Paarl.
 - A sewer servitude 2m wide contiguous to the southern boundary of Ptn A is to be registered over Ptn A in favour of the Remainder of Erf 13208 Paarl.