



Enquiries: Jeremy Pekeur
Contact number: 021 807 4808
Reference: 15/4/1 (2617) W
Date: 22 May 2026

JP/HK

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Dear Sir

SUBDIVISION AND CONSOLIDATION: ERVEN: 2617 & 2618 WELLINGTON, AURORA STREET.

Your application letter under reference P3755/25 dated 27 November 2025 (Collaborator reference 2334469) 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 Erf 2618 Wellington into **Portion A** (154m²) and **Remainder** (336m²), as depicted on Plan of Subdivision No. 1 dated August 2025.
2. **Approval** is hereby granted in terms of Section 60(1)(a) of the Drakenstein By-Law on Municipal Land Use Planning, 2018, for the Consolidation of **Portion A** and **Erf 2617** Wellington to form a land unit measuring 744m² in extent, as depicted on Plan of Subdivision Plan No.1 dated August 2025.
3. The approvals granted in paragraphs 1 and 2 above, are 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 Portion A and the consolidated land unit must be provided to the municipality.
 - 3.2 Portion A must be consolidated with Erf 2617 Wellington.
 - 3.3 The consolidated land unit, measuring $\pm 744\text{m}^2$ in extent, shall not be used for the storing of heavy vehicles whose gross weight exceeds 3500kg.

- 3.4 The informal structure straddling the boundary line between Erven 2618 and 2619 Wellington must be removed from the boundary line.
 - 3.5 Building Plans to be submitted for all unauthorized structures.
 - 3.6 Adherence to the conditions laid down by the Senior Manager: Infrastructure Management, Civil Engineering Services, Drakenstein Municipality, in his memorandum referenced 15/4/1 (Erven 2617 and 2618) W (2058) dated 09 February 2026 (See Annexure A).
 - 3.7 Adherence to the conditions laid down by the Senior Manager: Electro-Technical Engineering, Drakenstein Municipality in his memorandum referenced 8/2/5_2617 & 2618 dated 22 May 2026(See Annexure B).
 - 3.8 For any future development of the property, the developer must institute water conservation measures such as only using non-potable water for on-site construction activities, Sustainable Drainage Systems for controlling surface runoff water, rainwater harvesting, greywater recycling and similar technical advancements such as low flow shower heads, dual flush toilets and water-wise gardens.
 - 3.9 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.
 - 3.10 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.
 - 3.11 This approval lapses unless separate simultaneous registration of the 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 3.11 above, where applicable, have been complied with satisfactorily.
 - 4.2 No building plan will be approved unless each newly created residential 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.
5. The following are regarded as the reasons for the above approval decisions:
 - 5.1 The proposal is not inconsistent with the Drakenstein Spatial Development Framework
 - 5.2 The proposal is merely a remodelling of a common boundary between two erven in order to formalize an existing situation
 - 5.3 No additional or change to the existing land use land use is proposed
 - 5.4 No additional land unit is proposed.

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