



# DRAKENSTEIN

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Date: 18 June 2025

RM/HK

David Hellig & Abrahamse  
Land Surveyors  
PO Box 18  
PAARL  
7622

[david@dhaa.co.za](mailto:david@dhaa.co.za)

Sir

## APPLICATION FOR THE SUBDIVISION, CLOSURE OF A PUBLIC PLACE, REZONING AND CONSOLIDATION: ERF 2665 MBEKWENI

With reference to your application, dated 16 October 2024, I have to inform you that the Drakenstein Municipal Planning Tribunal on 12 June 2025 resolved, that:

1. **Approval** be granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the following:
  - 1.1 **Subdivision** of Erf 2665 Mbekweni into two portions, being Portion A measuring  $\pm 50\text{m}^2$  in extent and the Remainder Erf 2665 Mbekweni measuring  $\pm 830\text{m}^2$  in extent, as indicated on the Plan of Subdivision, Closure, Rezoning and Consolidation drawn by David Hellig and Abrahamse Land Surveyors dated October 2024-Feb 2025 (Plan No.2 Rev1) (**See Annexure D**);
  - 1.2 The **Closure** of Portion A, measuring  $\pm 50\text{m}^2$  in extent, as a Public Place;
  - 1.3 **Rezoning** of the proposed Portion A from Open Space Zone to Conventional Housing Zone in order to create a uniform zoning with the adjacent Erf 2500 Mbekweni; and
  - 1.4 **Consolidation** of Portion A ( $\pm 50\text{m}^2$ ) with Erf 2500 Mbekweni ( $\pm 200\text{m}^2$ ) in order to form a new land unit measuring  $\pm 250\text{m}^2$  in extent, as indicated on the Plan of Subdivision, Closure, Rezoning and Consolidation drawn by David Hellig; and

Abrahamse Land Surveyors dated October 2024-Feb 2025 (Plan No.2 Rev1)  
(See Annexure D).

2. The approvals mentioned in Paragraphs 1.1-1.4, above, shall be subject to the conditions laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018.

2.1 Compliance with the following general conditions from a town planning point of view be applicable:

- 2.1.1 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;
- 2.1.2 Any amendments to the application are subject to the relevant approval;
- 2.1.3 No new buildings are to be erected or existing structures altered without the approval of building plans by Council;
- 2.1.4 That the subdivision takes place largely in accordance with the respective Plan of Subdivision, Closure, Rezoning and Consolidation drawn by David Hellig and Abrahamse Land Surveyors dated October 2024-Feb 2025 (Plan No.2 Rev1) (See Annexure D);
- 2.1.5 That the property may only be utilised for residential purposes and in accordance with zoning scheme prescriptions;
- 2.1.6 Adherence to the conditions set out in the memorandum of Drakenstein Municipality: Civil Engineering Services Department referenced 15/4/1 (2665) P (0345) dated 06 March 2025 (See Annexure H);
- 2.1.7 Adherence to the conditions set out in the memorandum of Drakenstein Municipality: Electro Technical Engineering Services Department referenced 8/2/5\_2500\_2665 dated 15 January 2025 (See Annexure I); and
- 2.1.8 Should the applicant fail to comply with any of the conditions laid down, then Council reserves the right to impose further future conditions.

3. The following be regarded as the reasons for the decision:

- 3.1 The application stems from a Council Decision to alienate the proposed Portion A of Erf 2665 Mbekweni and to consolidate it with the adjacent property, being Erf 2500 Mbekweni;
- 3.2 The proposal will not hinder access to the adjacent properties in the immediate vicinity;
- 3.3 The proposal will not hinder or negatively impact the existing play park, as the remaining portion of  $\pm 830\text{m}^2$  in extent is seen as sufficient space for children wanting to utilise the play park;
- 3.4 The relevant departments consented to the application, subject to certain conditions; and
- 3.5 No objections were received as part of the public participation process.

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 authorized official, within **21 days** of notification of the decision. This approval is therefore suspended until further notice.

Please also 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. The appeal procedures are set out in Section 80 of the above-mentioned Bylaw (attached).

All appeals should be lodged to the City Manager of Drakenstein Municipality, P.O. Box 1, Paarl, 7622 or on [customercare@drakenstein.gov.za](mailto:customercare@drakenstein.gov.za).

Yours faithfully



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**H.G. STRIJDOM**  
**MANAGER: LAND DEVELOPMENT MANAGEMENT**

Please address all correspondence to the City Manager, P O Box 1, Main Street, Paarl, 7622, or Customer care, e-mail, [customercare@drakenstein.gov.za](mailto:customercare@drakenstein.gov.za), and Henk Strijdom, [henks@drakenstein.gov.za](mailto:henks@drakenstein.gov.za)