



Enquiries: Jeremy Pekeur  
Contact number: 021 807 4808  
Reference: 15/4/1 (27520) P  
Date: 10 March 2026

JP/HK

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Land Surveyors  
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Dear Sir

## REMOVAL OF RESTRICTIONS, SUBDIVISION AND DEPARTURE: ERF 27520 PAARL, CORNER OF ABATTOIR AND RASARY STREETS

Your application under reference P3748/25 dated 13 August 2025 (Collaborator reference 2298106) refers.

1. Approval is hereby granted in terms of Section 60 of the Drakenstein By-Law on Municipal Land Use Planning 2018, for the removal of the following restrictive title deed conditions from Title Deed No. T43554/2006:
  - 1.1 2.A (a) – (d), 2.B (e) and II 2.A (e) – (h)
2. Approval is hereby granted in terms of Section 60 of the Drakenstein By-Law on Municipal Land Use Planning 2018, for the removal of the following restrictive title deed conditions from Title Deed No. T23742/2016:
  - 2.1 I 2.A (a) – (d), I 2.B (e) and II 2.A (e) – (h)
3. Approval is hereby granted in terms of Section 60 of the Drakenstein By-Law on Municipal Land Use Planning, 2018, for the subdivision of Erf 27520 Paarl into **Portion A** ( $\pm 529\text{m}^2$ ) and **Remainder** ( $\pm 459\text{m}^2$ ), as depicted on Plan of Subdivision No.1, dated December 2024;

4. Approval is hereby granted in terms of Section 60 of the Drakenstein By-Law on Municipal Land Use Planning 2018, for the following permanent departures from the land use development parameters of the Drakenstein Zoning Scheme By-Law, 2018:
  - 4.1 The relaxation of the northern common boundary building line of the Remainder of Erf 27520 Paarl, from 1.5m to 0m, in order to accommodate the footprint of the existing dwelling house as indicated on Subdivision Plan No. 1 dated December 2024.
  - 4.2 Exemption be 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 servitude:
  - 4.3 A 0.6m wide services, maintenance and access servitude, lettered a b c d e f, over Portion A in favour of the Remainder of Erf 27520 Paarl as indicated on Plan of Subdivision No. 1 dated December 2024).
5. The approvals granted in paragraphs 1 to 4 above, are subject to the following conditions imposed in terms of Section 66 of the Drakenstein By-Law on Municipal Land Use Planning, 2018:
  - 5.1 A copy of the approved subdivision diagram for Portions A must be submitted to the municipality.
  - 5.2 A competent person in structural engineering and fire and safety engineering must, a) assess the structural integrity of the unauthorised building structure on/along the newly created boundary, as well as the structural integrity of the whole of the retaining wall along the newly created boundary and, b) assess the fire and safety risk, on both portions, with respect to all building structures located, on or close to, the newly created boundary. A report on the assessment must be provided to the municipality, and its findings and recommendations must be addresses, implemented and signed off by the aforementioned competent person.
  - 5.3 Adherence to the conditions laid down by the Senior Manager: Infrastructure Management, Civil Engineering Services, Drakenstein Municipality, in his memorandum referenced 15/4/1 (27520) P (1916) dated 20 February 2026 (See Annexure A).
  - 5.4 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\_27520 dated 22 September 2025 (See Annexure B).

- 5.5 The applicant/owner will be responsible for the publication, in the Provincial Gazette, of the final notice regarding the removal of the restrictive conditions, which should be attended to prior to rates clearance application for Portion A.
  - 5.6 The original title deed of Erf 27520 Paarl must be submitted to the Cape Town Deeds Office for the necessary endorsement by the Registrar of Deeds, together with a copy of the final removal notice as published in the Provincial Gazette. A copy of the endorsed title deed must be supplied to the municipality as proof of compliance for rate clearance purposes.
  - 5.7 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.
  - 5.8 Energy-saving devices such as contained in the Drakenstein Municipality Green Building Manual (document available at the municipality's Spatial Planning Section) must be made use of as far as possible.
  - 5.9 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.
  - 5.10 This approval lapses unless separate registration of Portion A is effected 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.
6. The owner's attention must be drawn to the following:
- 6.1 Authority for the separate registration of any newly created erf will not be issued by the municipality unless conditions 5.1 to 5.10, above, where applicable, have been satisfactorily complied with.
  - 6.2 No building plan will be approved unless each erf has a separate water and sewer connection.
  - 6.3 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.
  - 6.4 Plans for any proposed construction or changes to services are to be submitted to the Civil Engineering Services Department for approval prior to construction.

6.5 The future addresses of properties involved are as follows:

Portion A – No. 1 Rosary Street

Remainder – No. 24 Abattoir Street

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

7.1 Land Use management parameters are adequately dealt with in terms of the Zoning Scheme Regulations.

7.2 The proposal is consistent with the development principals of the Drakenstein Spatial Development Framework and the municipality's densification policy.

7.3 The proposal will create another residential opportunity.

7.4 The level of densification proposed is low and contextually appropriate.

7.5 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.

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](mailto:customercare@drakenstein.gov.za)

Yours faithfully



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