



Enquiries: Jeremy Pekeur
Contact number: 021 807 4808
Reference: 15/4/1 (3029) W
Date: 17 September 2026

JP/HK

CK Rumboll & Partners
16 Rainier street
PO Box 211,
Malmesbury, 7299

Planning3@rumboll.co.za

Dear Sir

SUBDIVISION OF ERF 3029 WELLINGTON, TARENTAAL STREET

Your application under reference WEL/15137/JL/GB dated 8 April 20262025 (Collaborator reference 2374930) 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 following:
 - 1.1 Subdivision of Erf 3029 Wellington into **Portion A** ($\pm 425\text{m}^2$) and **Remainder** ($\pm 416\text{m}^2$), as shown on Subdivision Plan Referenced WEL/15137/JL/GB dated March 2026;
 - 1.2 Permanent departure from the land use development parameters of the Drakenstein Zoning Scheme By-Law, 2018: for the relaxation of the north-western common boundary building line of the Remainder of Erf 3029 Wellington, from 1.5m to 0m, in order to accommodate the footprint of the existing third dwelling unit as indicated on Subdivision Plan Referenced WEL/15137/JL/GB dated March 2026.
2. The approvals granted in paragraphs 1.1 and 1.2 above, are subject to the following conditions imposed in terms of Section 66 of the Drakenstein By-Law on Municipal Land Use Planning, 2018:
 - 2.1 A copy of the approved subdivision diagram for Portion A must be submitted to the municipality.

- 2.2 The third dwelling located on the north-western boundary of the Remainder must comply with the safety distances set out in SANS 10400-T:2024.
 - 2.3 A Certificate of Occupancy must be obtained from the municipality's Building Control Section for the recently completed building structures located on the Remainder.
 - 2.4 Adherence to the conditions imposed by the Senior Manager: Infrastructure Management, Civil Engineering Services, Drakenstein Municipality, in his memorandum 15/4/1 (3029) W (2685) dated 15 June 2026 (**See Annexure A**).
 - 2.5 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_3029 dated 23 August 2026 (**See Annexure B**).
 - 2.6 Energy-saving devices such as contained in the Drakenstein Municipality Green Building Manual, available at the Spatial Planning Section, must be made use of as far as possible.
 - 2.7 For the proposed development, 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.
 - 2.8 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.
 - 2.9 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.
3. The owner's attention must be drawn to the following:
- 3.1 No clearance for the registration of the Portion A will be issued by municipality until conditions 2.1 to 2.9 above, where applicable, have been complied with to the satisfaction of the municipality.
 - 3.2 No building plan (for Portion A) will be approved unless the services plans have been approved and both portions have a metered water connection and a sewer connection.

- 3.2 Plans for any proposed construction or changes to services are to be submitted to the Civil Engineering Services Department for approval prior to construction.
- 3.4 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.
- 3.5 The street address for Portion A will be: No. 2 A Tarentaal Street.
- 4. The following are regarded as the reasons for the above approval decisions:
 - 4.1 The proposal is consistent with the development principals of the Drakenstein Spatial Development Framework and the municipality's densification policy.
 - 4.2 The proposed development will not detract from the character of the surrounding area.
 - 4.3 The proposal maximizes the development potential of currently underutilized land.
 - 4.4 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 customer care@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 SERVICE (ATTENTION: L. KUALI)
From:	EXECUTIVE DIRECTOR: ENGINEERING SERVICES
Enquiries:	LH. SMITH
Collaborator number:	2279375
Reference number:	15/4/1 (3029) W (2685)
Date:	15 June 2026
Subject:	APPLICATION PROPOSED SUBDIVISION AND DEPARTURE ON ERF 3029, WELLINGTON

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 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; and
- 1.3 *Access to Portion A available at actual cost.*

2 STORM WATER

- 2.1 Any new storm water networks will be the responsibility of the developer, including all internal and bulk connectors;

- 2.2 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
- 2.3 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 *The existing water metered connection for the Remainder Erf shall remain;*
- 3.2 *A new water metered connection must be provided for Portion A at actual cost to municipal specifications;*
- 3.3 The new water metered connection must be installed one meter inside the erf boundary;
- 3.4 Water saving devices shall be installed in toilets, bathrooms and basins; and
- 3.5 Any existing system that is to remain shall be upgraded to minimum municipal standards.

4 WASTEWATER SERVICES

- 4.1 *Portion A must be provided with a separate wastewater connection at actual cost;*
- 4.2 *The existing wastewater connection for the Remainder Erf shall remain;*
- 4.3 The new wastewater connection must be installed one meter inside the erf boundary;
- 4.4 A connection manhole must be constructed where the connection point terminates to a maximum depth of 800mm; 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;
- 5.3 The municipality shall provide the refuse collection service as a kerbside service; and
- 5.4 An additional refuse collection bin is available for Portion A.

6 DEVELOPMENT CHARGES

- 6.1 Based on the information provided in the application, the Development Charge payable by the developer is **R 47 603.00 (Excl VAT)**. The levy is valid until **30 June 2026** where after a new calculation is required. The value has been calculated as follows:

- 6.1.1 Water = R 7 699.00
- 6.1.2 Sewer = R 6 992.00
- 6.1.3 Roads = R 27 065.00
- 6.1.4 Stormwater = R 0.00
- 6.1.5 Solid Waste = R 5 848.00

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 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;
- 7.3 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 7.4 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.5 A set of accurate as-built drawings as per Drakenstein Municipality: Civil Engineering Department's Standards must be submitted at the practical completion inspection; 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

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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_3029
Date:	23 August 2026
Subject:	PROPOSED SUBDIVISION AND DEPARTURE, ERF 3029, WELLINGTON

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 erf is supplied from the street boundary with one single supply cable. All wireways within each proposed subdivided 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 arrange 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: **R4,347.49 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.

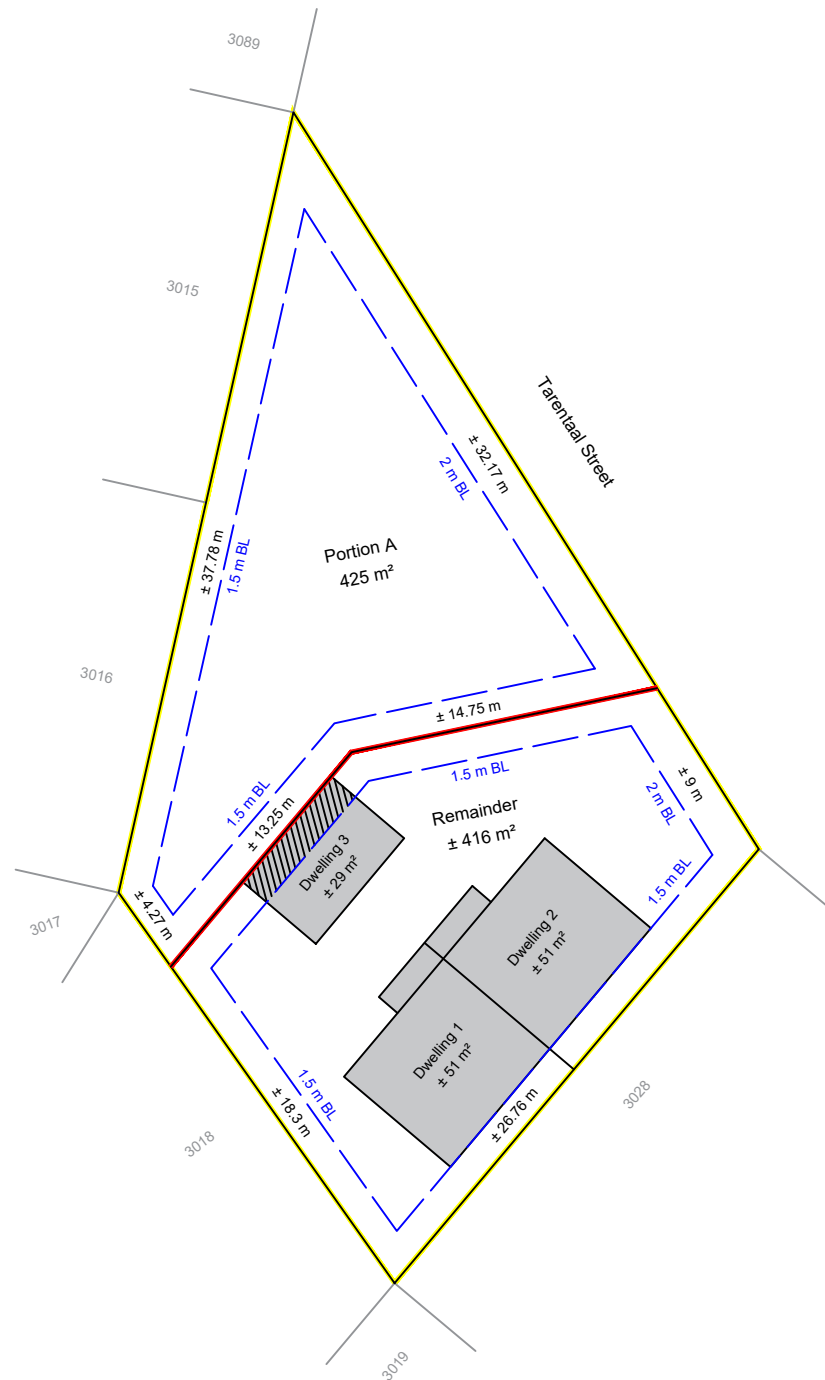
Yours faithfully

A handwritten signature in black ink, consisting of a large, loopy 'L' followed by a horizontal stroke and a small flourish.

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SENIOR MANAGER: ELECTRO-TECHNICAL ENGINEERING

I:BEPLAN_3\Sub_Divisions_Rezoning\202627\3029



LEGEND		
KEY:		
Zoning: Conventional Housing Zone		
Erf 3029, Wellington		
Building Lines (BL)		
Subdivision Line		
Existing Structures		
BL Encroachment		
Note:		
Erf 3029, Wellington is to be subdivided into a proposed Portion A (± 425 m²) & a proposed Remainder (± 416 m²).		
Building Line Departure is required in order to accommodate the existing 3rd dwelling on the proposed Remainder.		