



DRAKENSTEIN

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Reference: 15/4/1 (400) P
Date: 11 September 2025

JD/HK

Willie Steyn
Land Use Planner
348 Helderberg Manor Estate
Asrin Drive
Heritage Park
SOMERSET WEST
7130

Email: williesteyn1960@gmail.com

Sir

APPLICATION FOR SUBDIVISION: ERF 400 PAARL

I refer to your land use application (Collaborator reference 2206952) refer.

1. **Provisional approval** is hereby granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the subdivision of Erf 400 Paarl, into four portions namely Portions A ($\pm 1143\text{m}^2$), B ($\pm 116\text{m}^2$), C ($\pm 5\text{m}^2$) and a Remainder Portion ($\pm 1270\text{m}^2$), with Portions B and C to be deemed zoned for Transport Zone in terms of Section 8(2) of the Drakenstein Zoning Scheme By-Law, 2018, as indicated on the Plan of Subdivision drawn by Willie Steyn Land Use Planner, Ref. WF1, dated 11/3/2025 (**See Annexure B**).
2. The approval mentioned in Paragraph 1 above is subject to the following conditions, laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
 - 2.1 Adherence to the conditions laid down by the Drakenstein Municipality: Civil Engineering Services Division in its memorandum 15/4/1 (400) P (965) dated 01 July 2025 (**See Annexure G**);
 - 2.2 Adherence to the conditions laid down by the Drakenstein Municipality: Electrical Engineering Services Division in its memorandum 8/2/5_400 dated 12 January 2025 (**See Annexure H**);
 - 2.3 Adherence to the conditions laid down by the Drakenstein Municipality: Spatial Planning Section – Heritage Subsection in its memorandum 15/4/1(400) P dated 22 October 2024 (**See Annexure I**);

- 2.4 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;
 - 2.5 Any further amendments to the application be subject to the relevant approval;
 - 2.6 That Portions B and C be registered, simultaneously with Portion A in the Deeds Office, in the name of the Municipality;
 - 2.7 That a copy of the Surveyor-General diagram be submitted to Council for record keeping purposes;
 - 2.8 That a maximum of 6 residential units, with a maximum height of two storeys, will be permitted on the subdivided Portion A only;
 - 2.9 That a site development plan be submitted to the Manager: Land Development Management for approval, prior to building plan submission stage;
 - 2.10 No new buildings or boundary walls be erected or existing structure altered without the approval of building plans by Council;
 - 2.11 Should the applicant fail to comply with the any of the above-mentioned conditions, Council reserves the right to impose further conditions in future if deemed necessary or even revoke the approval;
3. The following be regarded as the reasons for the decision:
- 3.1 The proposal is merely to permit the subdivision of the application property into two reasonable size portions, together with two portions for public road purposes;
 - 3.2 Previous approval has been obtained to rezone the application property from Conventional Housing Zone to Mixed-Use Zone, for the purposes of shops, business premises and group housing;
 - 3.3 The proposal will be a reduction of 5 residential units being developed than that what was previously approved;
 - 3.4 The proposal is not expected to significantly detract from the character of the area or have a significantly negative impact on the health, safety and wellbeing of the surrounding community;
 - 3.5 There is an existing street between the portion to be developed and the adjacent single residential property;
 - 3.6 The proposal is in line with the universally accepted town planning principles such as densification;

- 3.7 All relevant internal and external departments consented to the application, subject to conditions; and
- 3.8 The proposal is in line with the Drakenstein Spatial Development Framework (DSDF).

Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority in terms of Section 79(3) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, by any person whose rights are affected by the decision, within **21 days** of notification of decision.

This **provisional 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 initial public participation process and **the objectors** (if any), including property owner of Erf 12280 Paarl (Ms. A Pennazza), of their right of appeal – proof of notification **must** be provided.

Should there be any appeals against the decision, the application title (heading) must be used as reference. The appeal procedures are set out in Section 80 of the above-mentioned bylaw (attached).

Your attention is drawn to the fact that all correspondence must be directed to the City Manager and also sent via our official email address.

Yours faithfully



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