



**Coll no:** 2055266  
**Enquiries:** J Pekeur  
**Tell no:** (021) 807 4808  
**Date:** 4 March 2024

JP/HK  
15/4/1 (5211) P

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Sir

**RE-APPROVAL: SUBDIVISION OF ERF 5211 PAARL, CORNER OF HEESE AND STOFBERG STREET**

I refer to your application under reference P1289/70(23) dated 5 June 2023

1. 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 5211 Paarl into **Erf 14079** (804m<sup>2</sup>), **Erf 14080** (846m<sup>2</sup>), **Erf 14081** (±739m<sup>2</sup>) and **Remainder** (±1428), as depicted on Plan of Subdivision No. 3 dated March 2023.
2. The approval granted in paragraph 1 above, is subject to the following conditions imposed 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 Acting Manager: Infrastructure Development, Civil Engineering Services, Drakenstein Municipality, in his memorandum referenced 15/4/1 (5211) P (393) dated 13 March 2024 (**See Annexure A**).
  - 2.2 Adherence to the conditions laid down by the Manager: Planning and Customer Services, Drakenstein Municipality: Electro Technical Engineering Services Department, in his memorandum referenced 8/2/5\_5211 and dated 6 November 2024 (**See Annexure B**).

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- 2.3 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.
  - 2.4 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, grey water recycling and similar technical advancements such as low flow showerheads, dual flush toilets and water-wise gardens.
  - 2.5 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.
  - 2.6 This approval lapses unless separate registration of at least one of the portions/erven 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 Authority for the separate registration of any newly created erf will not be issued by the municipality unless conditions 2.1 to 2.6, where applicable, have been satisfactorily complied with.
  - 3.2 No building plans for any newly created erf portion will be approved unless it has a separate water and sewer connection.
  - 3.3 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. The following are regarded as the reasons for the above approval decisions:
- 4.1 The proposed subdivision is consistent with the principals and objectives of the SDF with respect to densification;
  - 4.2 The level of densification proposed is low and contextually appropriate;
  - 4.3 The proposal makes optimal use of presently underutilized land in terms of its development potential;
  - 4.4 The proposed subdivision is considered compatible with surrounding land uses and;
  - 4.5 The proposal will create three new residential opportunities.

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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, 762 2 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**

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), Henk Strijdom, [henks@drakenstein.gov.za](mailto:henks@drakenstein.gov.za)