



Enquiries: Jeremy Pekeur
Contact number: 021 807 4808
Reference: 15/4/1 (5990) P
Date: 13 May 2026

JP/HK

David Hellig & Abrahamse
Land Surveyors
PO Box 18
PAARL
7622

david@dhaa.co.za

Dear Sir

SUBDIVISION OF ERF 5990 PAARL, BARKER STREET

Your application letter under reference P1946/85 dated 10 September 2025 (Collaborator reference 2306547) refers.

1. **Approval** is hereby granted in terms of Section 60(1)(a) of the Drakenstein By-Law on Municipal Land Use Planning 2018, for the subdivision of Erf 5990 Paarl into **Portion A** ($\pm 320\text{m}^2$), **Portion B** ($\pm 387\text{m}^2$) and street **Portion C** ($\pm 37\text{m}^2$), as depicted on Subdivision Plan No.1 Rev1, dated March 2026.
2. **Approval** is hereby granted in terms of Section 60(1)(a) of the Drakenstein By-Law on Municipal Land Use Planning 2018, for the following departures as depicted on Subdivision Plan No.1 Rev1, dated March 2026:
 - 2.1 The relaxation of the common boundary building line applicable to the party wall between Portion A and Portion B, from 1,5m to 0m,
 - 2.2 The relaxation of the common boundary building line between Portion A and Portion B, from 1.5m to 0m in order to accommodate the 0.9m long portion of the northern façade footprint of the building on Portion A.
3. The approvals granted in paragraphs 1 and 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:
 - 3.1 Copies of the approved diagrams for Portions A, B and C must be provided to the municipality.

- 3.2 Portions A and B must be registered simultaneously in the Deeds Office.
 - 3.3 Portion C must be registered into the name of the Municipality, at the cost of the owner, prior or simultaneously with the registration of Portions A and B.
 - 3.4 The door opening in the southern section of the party wall must be bricked up.
 - 3.5 A firewall in terms of the National Building Regulations and Building Standards Act 103 of 1977 and in compliance with SANS 10400 - Part T: Fire Protection, must be constructed between the two semi-detached units located on Portions A and B respectively. Protruding firewalls must also be built at both the northern and southern façades of the semi-detached units. Building plan applications for the firewalls must be submitted and approval must be obtained prior the construction of the firewalls.
 - 3.6 Updated building plans for any unauthorised structures must be submitted to the municipality's Building Control Section, for consideration by the Building Control Officer.
 - 3.7 Adherence to the conditions of the Executive Director: Engineering Services, laid down by the Senior Manager: Infrastructure Management, in his memorandum referenced 15/4/1 (5990) P (1921) dated 18 February 2026 (**See Annexure A**).
 - 3.8 Adherence to the conditions laid down by the Chief Electrical Engineering Technician: Planning and Design, Drakenstein Municipality: Electro Technical Engineering Services Department, in his memorandum referenced 8/2/5_5990 dated 6 October 2025 (**See Annexure B**).
 - 3.9 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.
 - 3.10 This approval lapses unless separate registration of the portions 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.
4. The owner's attention must be drawn to the following:
- 4.1 Authority for the separate registration of any newly created erf will not be issued by the municipality unless conditions 3.1 to 3.10 above, where applicable, have been complied with satisfactorily.
 - 4.2 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.

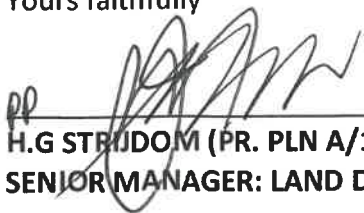
- 4.3 Plans for any proposed construction or changes to services are to be submitted to the Civil Engineering Services Department for approval prior to construction.
 - 4.4 The onus rests on the prospective owners of Portion A and Portion B to ensure that the correct number of toilets on each portion is provided to the Municipality's Finance Department.
 - 4.5 The future addresses for Portions A and B will be as follow:
Portion A - No. 41A Barker Street
Portion B - No. 41 Barker Street
5. The following are regarded as the reasons for the above approval decisions:
- 5.1 The proposal is in line with the Drakenstein Municipality densification policy.
 - 5.2 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.
 - 5.3 There is adequate infrastructural capacity for the proposal.
 - 5.4 The development supports the notion of mixed housing typologies
 - 5.5 The creation of two separate land units will provide an additional source of revenue for the municipality.

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

Yours faithfully



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