



Enquiries: Jeremy Pekeur
Contact number: 021 807 4808
Reference: 15/4/1 (6620) P
Date: 13 May 2026

JP/HK

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Land Surveyors
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Dear Sir

RE-APPROVAL: SUBDIVISION OF ERF 6620 PAARL, CURLEWIS STREET

Your application letter under reference P3437/11(25) dated 21 October 2025 (Collaborator reference 2320565) 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 , for the subdivision of Erf 6620 Paarl into **Portion A** ($\pm 292\text{m}^2$) and **Portion B** ($\pm 492\text{m}^2$) as shown on Plan of Subdivision No. 3 dated June 2025.
2. The approval granted in paragraph 1 above, is subject to the following conditions imposed in terms of Section 66 of the Drakenstein By-Law on Municipal Land Use Planning, 2018:
 - 2.1 Portion A and Portion B must be registered simultaneously in the Deeds Office, leaving no remainder.
 - 2.2 A firewall, in compliance with the latest SANS 10400-Part T, in terms of the National Building Regulations and Building Standards Act (Act 103 of 1977, as amended), must be erected between the semi-detached dwelling units located on Portions A and B respectively.
 - 2.3 Building plans for the unauthorised conversion of the carport to a dwelling, as well as any other unauthorised structure, must be prepared by an Architectural Practitioner and submitted to the municipality's Building Control section for consideration by the Building Control Officer.
 - 2.4 Adherence to the conditions imposed by the Senior Manager: Infrastructure Management, Civil Engineering Services, Drakenstein Municipality, in his

memorandum referenced 15/4/1 (6620) P (2086) dated 6 March 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_6620 dated 18 November 2025 (See Annexure B).
 - 2.6 Portion A and Portion B must have a separate electricity cable connection and meter point from the street.
 - 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, rainwater harvesting, greywater recycling and similar technical advancements such as low flow shower heads, dual flush toilets and water-wise gardens.
 - 2.8 The two original title deeds of Erf 6620 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.
 - 2.9 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.
 - 2.10 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.
3. The owner's attention must be drawn to the following:
- 3.1 Authority for the separate registration of the newly erven will not be issued by the Municipality unless conditions 2.1 to 2.10 above, where applicable, have been satisfactorily complied with.
 - 3.2 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.
 - 3.3 Plans for any proposed construction or changes to services are to be submitted to the Civil Engineering Services Department for approval prior to construction.
 - 3.4 The future addresses for the newly created erven will be as follow:
Portion A - No. 11 Curlewis Street
Portion B - No. 13 Curlewis Street

4. The following are regarded as the reasons for the above approval decisions:
 - 4.1 The proposal is in line with the Drakenstein Municipality densification policy.
 - 4.2 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.
 - 4.3 There is adequate infrastructural capacity for the proposal.
 - 4.4 The development supports the notion of mixed housing typologies.

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