



Enquiries: Jeremy Pekeur
Contact number: 021 807 4808
Reference: 15/4/1 (11088) P
Date: 05 June 2026

JP/HK

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Dear Sir

SUBDIVISION OF THE REMAINDER OF ERF 11088 PAARL, VAN DER POELS DOORDRIFT

Your application dated 10 June 2025 (Collaborator reference 2278857) 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 subdivision of the Remainder of Erf 11088 Paarl into **Portion 1** ($\pm 12\,918\text{m}^2$), **Remainder Erf 11088 Paarl** ($\pm 33\,370\text{m}^2$) and **Remainder Upper Mill Street** ($\pm 22\,333\text{m}^2$), as shown on Subdivision Plan No. 25017-003, Revision F, dated 2026-06-02.
2. In terms of Section 24(1) of the Drakenstein By-Law on Municipal Land Use Planning, 2018, it is hereby certified that the following servitudes, as indicated on Subdivision Plan No. 25017-003, Revision F, dated 2026-06-02, is exempted from the provisions of Sections 15 and 20 to 23 of the Drakenstein By-Law on Municipal Land Use Planning, 2018:
 - 2.1 An 8m wide right of way servitude over the Remainder of Erf 11088 Paarl in favour of Portion 1 for access purposes;
 - 2.2 A 3m wide pipeline servitude and 14m X 14.8m water reservoir servitude area over Portion 1 in favour of the Remainder of Erf 11088 Paarl.
3. 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:

- 3.1 A copy of the approved subdivision diagram for Portion 1 must be provided to the municipality.
- 3.2 The land surveyor performing the subdivision survey must ensure that, after the deduction of Portion 1, the northern and southern boundary of the Remainder measures exactly 86m and 60m respectively.
- 3.3 The Remainder Upper Mill Street portion must be registered into the name of the municipality prior or simultaneously with the registration of Portion 1.
- 3.4 The servitudes indicated on the plan of subdivision must also be show on the Surveyor General diagram of Portion 1 and registered against the title deeds of both Portion 1 and the Remainder of Erf 11088 Paarl.
- 3.5 Any development on Portion 1 shall:
 - 3.5.1 Be restricted to the area already disturbed at the time of application, namely the area situated below the 220m contour line.
 - 3.5.2 Be subject to the relevant environmental legislation, especially since this portion contains natural vegetation, and any removal of natural vegetation above the legal threshold, as stipulated in the EIA Regulations, would require Environmental Authorisation.
 - 3.5.3 Be subject to the right of the Municipality, which right is hereby expressly reserved, to require the submission of visual, heritage, and/or environmental impact assessments at building plan submission stage.
 - 3.5.4 Adhere to the guidelines of the Drakenstein Mountain Slope Policy.
- 3.6 Condition 3.5 shall be disclosed, in the Title Deed of Portion 1, to the transferee, its successors in title and assigns.
- 3.7 Updated building plans for any unauthorised building/alteration work located on the Remainder of Erf 11088 Paarl must be submitted to the Municipality's Building Control Section for consideration by the Building Control Officer.
- 3.8 Adherence to the conditions laid down by the Manager: Infrastructure Management, Civil Engineering Services, Drakenstein Municipality, in his memorandum 15/4/1 (11088) P (1793) dated 2 December 2025 (See Annexure A).
- 3.9 Adherence to the conditions laid down by the Chief Engineering Technician: Planning and Design, Drakenstein Municipality: Electro Technical Engineering Services Department, in his memorandum referenced 8/2/5_11088 dated 17 November 2025 (See Annexure B).

- 3.10 That the owner of the property hereby subdivided, take note of the comments from CapeNature in their letter referenced SSD14/2/6/1/9/3/11088RE-Subdivision- Paarl dated 13 January 2026 (See Annexure C)
- 3.11 For any 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.
- 3.12 Energy-saving devices such as contained in the Drakenstein Municipality Green Building Manual (document available at the Spatial Planning Section) must be made use of as far as possible.
- 3.13 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.
- 3.14 This approval lapses unless separate registration of Portion 1 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 No clearance for the separate registration of any subdivided portion will be issued by Council until conditions 3.1 to 3.14 above (where applicable), have been complied with to the satisfaction of the Municipality.
- 4.2 Any prospective owner of Portion 1 must be cognisant of the fact that the area can be prone to veld fires and should therefore, in conjunction with the Municipality's Nature Conservationist, take the necessary precautionary measures, like fire breaks, to mitigate any potential risks associated with the spreads of such fires.
- 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 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.

5. The following are regarded as the reasons for the above approval decisions:
- 5.1 The proposal is in line with the Drakenstein Municipality Spatial Development Framework.
 - 5.2 The line of subdivision coincides with the urban edge and the property's split-zoning.
 - 5.3 The proposal will not have a negative impact on the existing rights of the surrounding landowners as no change in the existing land use is proposed or sought.
 - 5.4 Possible future development of the agricultural portion is limited to the lower lying portion of the property, being restricted to the 220m contour, which is in line with adjacent development.

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)
MANAGER: LAND DEVELOPMENT AND MANAGEMENT

