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Reference: 15/4/1 (F841/44) P

Date: 29 October 2025

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Sir

**PROPOSED SUBDIVISION, REZONING AND CONSOLIDATION OF UNREGISTERED PORTIONS
44, 49 – 52 OF FARM 841 PAARL DIVISION**

I refer to your land use application (collaborator reference 2240255).

1. **Provisional approval** is hereby granted in terms of Section 60(1)(a) of the Bylaw on Municipal Land Use Planning, 2018, for the Subdivision, Rezoning and Consolidation of Portions 44 , 49 to 52 of Farm 841 Paarl Division, as indicated on the diagram drawn by David Hellig and Abrahamse File No P3343/08(10)A9 Plan no 14 dated January 2025, (**Annexure C**), for the following:

- 1.1 The Subdivision of the following unregistered portions:

- 1.1.1 Portion 52 of Farm 841 Paarl Division (measuring $\pm 19529\text{m}^2$ in total) into:

- 1.1.1.1 Portion A, measuring $\pm 226\text{m}^2$ in extent; and

- 1.1.1.2 The Remainder of Portion 52 of Farm 841 Paarl Division, measuring $\pm 1,93\text{ha}$ in extent.

- 1.1.2 Portion 44 of Farm 841 Paarl Division (measuring $\pm 1238\text{m}^2$ in total) into:

- 1.1.2.1 Portion B, measuring $\pm 5\text{m}^2$ in extent;

- 1.1.2.2 Portion C, measuring $\pm 1\text{m}^2$ in extent; and

2./...

- 1.1.2.3 The Remainder of Portion 44 of Farm 841 Paarl Division, measuring $\pm 1\,232\text{ m}^2$ in extent.
- 1.1.3 Portion 50 of Farm 841 Paarl Division (measuring $\pm 5\,519\text{ m}^2$ in total) into:
 - 1.1.3.1 Portion D, measuring $\pm 70\text{ m}^2$ in extent;
 - 1.1.3.2 Portion E, measuring $\pm 243\text{ m}^2$ in extent;
 - 1.1.3.3 Portion F, measuring $\pm 340\text{ m}^2$ in extent; and
 - 1.1.3.4 The Remainder of Portion 50 of Farm 841 Paarl Division measuring $\pm 866\text{ m}^2$ in extent.
- 1.1.4 Portion 51 of Farm 841 Paarl Division (measuring $\pm 7\,892\text{ m}^2$) into:
 - 1.1.4.1 Portion G, measuring $\pm 12\text{ m}^2$ in extent; and
 - 1.1.4.2 The Remainder of Portion 51 of Farm 841 Paarl Division, measuring $\pm 7\,880\text{ m}^2$ in extent.
- 1.2 The Rezoning of the following unregistered portions:
 - 1.2.1 Portion A (measuring $\pm 226\text{ m}^2$) to be rezoned from "Agriculture Zone" to "Conventional Housing Zone";
 - 1.2.1 Portion B (measuring $\pm 5\text{ m}^2$) to be rezoned from "Conventional Housing Zone" to "Agriculture Zone" purposes; and
 - 1.2.1 Portion D (measuring $\pm 70\text{ m}^2$) to be rezoned from "Conventional Housing Zone" to "Agriculture Zone".
- 1.3 The Consolidation of the following unregistered portions:
 - 1.3.1 Portion A and Portion 49 of the Farm 841 Paarl Division are to be consolidated to form a land unit measuring $\pm 2\,407\text{ m}^2$ in extent.

- 1.3.2 Portions B, D and the Remainder of Portion 52 of the Farm 841 Paarl Division are to be consolidated to form a land unit measuring $\pm 1,9375$ ha in extent.
 - 1.3.3 Portion E and the Remainder of Portion 44 of the 841 Paarl Division are to be consolidated to form a land unit measuring $\pm 1\,475\text{m}^2$ in extent.
 - 1.3.4 Portion F and the Remainder of Portion 51 of the Farm 841 Paarl Division are to be consolidated to form a land unit measuring $\pm 8\,220\text{m}^2$ in extent.
 - 1.3.5 Portions C, G and the Remainder of Portion 50 of the Farm 841 Paarl Division are to be consolidated to form a land unit measuring $\pm 4\,879\text{m}^2$ in extent.
2. The approvals mentioned in the above paragraphs are subject to the following conditions, laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
 - 2.1 That approval only applies to the subdivision, rezoning and consolidation as per condition 1 above, and it shall not be construed as authority to depart from any legal prescriptions or requirements.
 - 2.2 Should the applicant fail to comply with any of the above-mentioned conditions of approval, the Council reserves the right to impose further conditions in future if deemed necessary.
3. The following are regarded as the reasons for the decision:
 - 3.1 The application was administrated in terms of the Drakenstein Municipal Land Use Planning Bylaw, 2018 and notification was given to the surrounding property owners to submit comments or objections. No objections were received.
 - 3.2 The proposed re-configuration of certain affected common boundaries within the Ideal Residential Estate is regarded as a minor technical amendment and reflect the true demarcation of land unit boundaries in accordance with existing perimeter walls, entrances and access infrastructure.
 - 3.3 The proposed re-alignment of the property boundaries will not have any affect of the municipal infrastructure or the surrounding property owners.

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.

The applicant shall be required to notify (**by email or per hand**) the **surrounding property owners** who were notified of the application during the initial public participation process of their right of appeal – proof of notification **must** be provided.

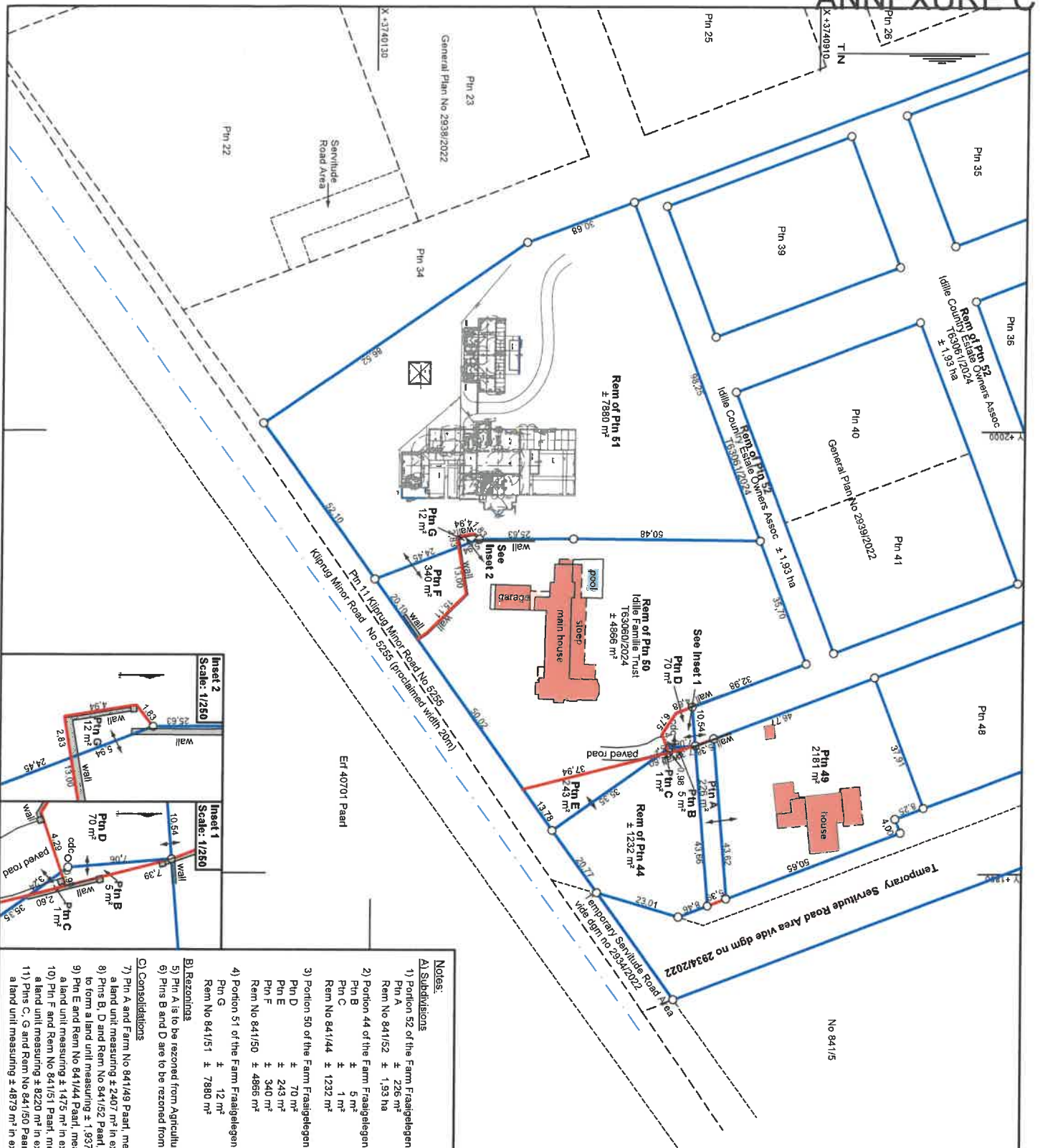
Should there be any appeals against the decision, **the application title (heading)** must be used as reference. The appeal procedures are set out in Section 80 of the above-mentioned bylaw (attached).

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



Ref: 1) Co-ordinate System WGS 84/19° 2) S.G. Noting 1255	
dh&a david heilig & abrahamse professional land surveyors 258 Main Street PAARL 7846 Telephone: 021 48724056 web site: www.dha.co.za e-mail: david@dha.co.za	
Project IDLE COUNTRY ESTATE PLAN OF SUBDIVISION, REZONING AND CONSOLIDATION	
Portions 44, 49-52 of the Farm Fraaigelegen No 841 Paarl	
Scale	1 / 10000@A3
Date	January 2025
File No	P3343/08(10)A9
Plan No	14

Notes:

A) Subdivisions

- 1) Portion 52 of the Farm Fraaigelegen No 841 Paarl is to be subdivided into:
Pin A $\pm 226 \text{ m}^2$
Rem No 841/52 $\pm 1,93 \text{ ha}$
- 2) Portion 44 of the Farm Fraaigelegen No 841 Paarl is to be subdivided into:
Pin B $\pm 5 \text{ m}^2$
Pin C $\pm 1 \text{ m}^2$
Rem No 841/44 $\pm 1232 \text{ m}^2$
- 3) Portion 50 of the Farm Fraaigelegen No 841 Paarl is to be subdivided into:
Pin D $\pm 70 \text{ m}^2$
Pin E $\pm 243 \text{ m}^2$
Pin F $\pm 340 \text{ m}^2$
Rem No 841/50 $\pm 4866 \text{ m}^2$
- 4) Portion 51 of the Farm Fraaigelegen No 841 Paarl is to be subdivided into:
Pin G $\pm 12 \text{ m}^2$
Rem No 841/51 $\pm 7880 \text{ m}^2$

B) Rezoning

- 5) Pin A is to be rezoned from Agriculture to Conventional Housing
- 6) Pins B and D are to be rezoned from Conventional Housing to Agriculture

C) Consolidations

- 7) Pin A and Farm No 841/49 Paarl, measuring $2,181 \text{ m}^2$ in extent, are to be consolidated to form a land unit measuring $\pm 2,407 \text{ m}^2$ in extent.
- 8) Pins B, D and Rem No 841/52 Paarl, measuring $\pm 1,9303 \text{ ha}$ in extent, are to be consolidated to form a land unit measuring $\pm 1,9375 \text{ ha}$ in extent.
- 9) Pin E and Rem No 841/44 Paarl, measuring $\pm 1232 \text{ m}^2$ in extent, are to be consolidated to form a land unit measuring $\pm 1,475 \text{ m}^2$ in extent.
- 10) Pin F and Rem No 841/51 Paarl, measuring $\pm 7880 \text{ m}^2$ in extent, are to be consolidated to form a land unit measuring $\pm 9220 \text{ m}^2$ in extent.
- 11) Pins C, G and Rem No 841/50 Paarl, measuring $\pm 4866 \text{ m}^2$ in extent, are to be consolidated to form a land unit measuring $\pm 4879 \text{ m}^2$ in extent.