



**Coll no:** 1746223  
**Enquiries:** J Pekeur  
**Tell no:** (021) 807 4808  
**Date:** 29 October 2021

JP/HK  
15/4/1 (11341) P

Maria Elizabeth Smith  
Unit 13 Evergreen Lifestyle Village  
Val De Vie  
Paarl  
7646

[info@greylingorchard.co.za](mailto:info@greylingorchard.co.za)

Madam

**SUBDIVISION OF ERF 11341 PAARL FOR CONSOLIDATION WITH ERF 17291 PAARL: CORNER OF RICHELIEU & DUMONT STREETS, COURTRAI.**

Your letter submitted on date 12 August 2021 refers;

1. Approval has been granted in terms of Section 60 of the Drakenstein By-Law on Municipal Land Use Planning, 2018, for the following:
  - 1.1 The subdivision of Erf 11341 Paarl into **Erf 25033** Paarl (545m<sup>2</sup>) and **Remainder** (1731m<sup>2</sup>), as depicted on Plan of Subdivision and Consolidation dated April 2002;
  - 1.2 The consolidation of **Erf 17291** Paarl and **Erf 25033** Paarl to form **Erf 25034** Paarl (1657m<sup>2</sup>) as depicted on Plan of Subdivision and Consolidation dated April 2002.
2. The approvals granted in paragraphs 1.1 and 1.2 above, are subject to the following conditions imposed in terms of Section 66 of the Drakenstein By-Law on Municipal Land Use Planning, 2018:
  - 2.1 Copies of the approved diagrams for Erf 25033 Paarl and Erf 25034 Paarl must be provided to the municipality;
  - 2.2 The subdivided portion, Erf 25033 Paarl and the consolidated portion, Erf 25034 Paarl, must be registered simultaneously in the Deeds Office;

- 2.3 The abovementioned registration of Erven 25033 and 25034 Paarl must take place within one year of the date of this approval letter, failing which the zoning rights afforded to Erf 17291 will lapse;
  - 2.4 Adherence to the necessary access control requirements, as stipulated in Part D of the National building Regulations (SANS 10400-D), for the swimming pool located on Erf 25033. Note that the access control requirements (wall or fence) must be indicated on a building plan that is to be submitted to the municipality's Building Control section;
  - 2.5 Adherence to the conditions laid down by the Manager: Infrastructure Management, Civil Engineering Services, Drakenstein Municipality, in his memorandum referenced 15/4/1 (11341) P (1704) dated 27 September 2021 (See Annexure A);
  - 2.6 Adherence to the conditions laid down by the Manager: Planning and Customer Services, Drakenstein Municipality: Electro Technical Engineering Services Department, in his memorandum referenced 11341 dated 26 October 2021 (See Annexure B);
  - 2.7 For any future development of the property, 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, greywater recycling and similar technical advancements such as low flow shower heads, dual flush toilets and water-wise gardens;
  - 2.8 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; and
  - 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.
3. The owner's attention must be drawn to the following:
- 3.1 Authority Authority for the registration of the newly created erven will not be issued by the municipality unless conditions 2.1 to 2.9 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.

4. The following are regarded as the reasons for the above approval decisions:
- 4.1 The proposal is not inconsistent with the Drakenstein Spatial Development Framework or Zoning Scheme By-Law.
  - 4.2 The proposal is not in conflict with the character of the surrounding area.
  - 4.3 No additional land unit or change to the existing land uses are proposed.

Your attention is drawn to the general right of appeal in terms of Section 79(2) of the Drakenstein By-Law on Municipal Land Use Planning 2018, by any person whose rights are affected by the decision, within 21 days from the date of registration of this letter. This approval is therefore suspended until further notice. Please also notify (e-mail or per hand) the surrounding property owners who were notified of the application during the public participation process, of the decision and their right of appeal – proof of notification must be provided. Note that the 21-day appeal period will commence the day after all the surrounding 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](mailto:customercare@drakenstein.gov.za)

Yours faithfully



**H.G STRIJDOM**  
**MANAGER: LAND USE PLANNING & SURVEYING**

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)



# Memo

**To:** EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT  
(ATTENTION: J PEKEUR)

**From:** MANAGER: INFRASTRUCTURE MANAGEMENT

**Enquiries:** L. PIENAAR

**Collaborator number:**

**Reference number:** 15/4/1 (11341) P (1704)

**Date:** 27 September 2021

**Subject:** RE-APPROVAL: SUBDIVISION AND CONSOLIDATION OF ERF 11341 PAARL

**Time Limit on Conditions:** These conditions will be limited to a period of 2 (two) years from the date as on the covering memo from this department. If after this period no construction has commenced ( this excludes any preparatory work or site clearance) all the studies carried out for the proposed development need to be updated and revised accordingly, this shall include compliance with the latest legislation, amended legislation, latest or amended standards and revised master planning.

**NOTE:** This comment covers a number of disciplines and each section needs to be dealt with by a competent specialist in that field co-ordinated by the consultant managing the application. No correspondence will be entered into with individual consultants

## THE FOLLOWING CONDITIONS WILL APPLY

### 1 STREETS & TRAFFIC

- 1.1 Any new roads/streets and accesses will be the responsibility of the developer, including all internal and bulk connectors; and
- 1.2 Any alterations to the existing road network will be the responsibility of the developer which includes design, approval and construction of any additional traffic control and or traffic calming measures.

### 2 STORMWATER

- 2.1 Any new stormwater networks will be the responsibility of the developer, including all internal and bulk connectors;
- 2.2 Only pre-development run-off of a 1:2 year storm event will be accepted into the existing system. Provision must be made to accommodate the detention of run-off for a 1:50 year storm event; and

- 2.3 Provision must be made for an effective rainwater harvesting system to be planned and designed for all roof water. The volume of the storage facilities should be based on 0.02m<sup>3</sup>/m<sup>2</sup> roof area.

### **3 WATER**

- 3.1 *The number of connections must be reduced to only one connection per erf;*
- 3.2 The sealing off of the remaining water connections must be undertaken by the municipality at the cost of the developer;
- 3.3 Water saving devices shall be installed in toilets, bathrooms and basins; and
- 3.4 Any existing system that is to remain shall be upgraded to minimum municipal standards.

### **4 WASTEWATER SERVICES**

- 4.1 All portions must be provided with a separate wastewater connection;
- 4.2 All the connections must be installed one meter inside the erf boundary of each portion;
- 4.3 *All sewerage manholes serving the remainder and erf 17291 must be located for inspection and relocated if required;*
- 4.4 *The swimming pool backwash must be connected to the sewerage system; and*
- 4.5 Any existing system that is to remain shall be upgraded to minimum municipal standards.

### **5 SOLID WASTE**

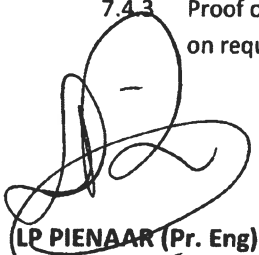
- 5.1 The Municipality undertakes to remove household refuse in accordance with its by-laws and such collection shall be as a kerbside service for the property;
- 5.2 A waste recovery/recycling initiative has been implemented in Drakenstein and the development will have to be prepared to comply with any requirements as the project is rolled out; and
- 5.3 On refuse removal days, the residents will be responsible to ensure that their bins are placed on the sidewalks to be serviced.

### **6 DEVELOPMENT CHARGES**

- 6.1 Based on the information provided in the application, no Development Charges are payable by the developer.

## 7 GENERAL

- 7.1 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 7.2 All of the works, including but not limited to; roads, stormwater, water, sewers, landscaping, irrigation, etc. shall be designed by a suitably registered (ECSA registration for the civil works and SACLAP registration for the landscaping) person and any such works shall be constructed under supervision of such registered person. All such design plans shall be submitted to the Civil Engineering Services Department of Drakenstein Municipality for approval prior to the commencement of construction;
- 7.3 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.4 The above conditions are to be complied with in stages.
- 7.4.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 7.4.2 Requirements associated with the completion of construction, development charges, as-built drawings, maintenance management plans, agreements, etc. These will be complied with prior to the transfer of any property or occupation of any property/building in the phase; and
- 7.4.3 Proof of compliance for the requirements associated with long term operations must be available on request.



**LP PIENAAR (Pr. Eng)**

**MANAGER: INFRASTRUCTURE MANAGEMENT**

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LP/bvr



# Memo

**To:** Senior Manager: Spatial Planning & Development  
For attention: W Hendricks/H Strijdom/C van der Bank

**From:** Manager: Planning and Customer Services

**Enquiries:** L Laing

**Reference number:** 11341

**Date:** 26 October 2021

**Subject:** **APPLICATION FOR SUBDIVISION AND CONSOLIDATION, ERF 11341, PAARL**

Time Limit on Conditions: These conditions will be limited to a period of one (2) years from the date as on the covering memo from this department. After this period a re-application has to be submitted for approval by this department.

## 1. INFORMATION REQUIRED/OUTSTANDING

1.1. None.

## 2. THE FOLLOWING CONDITIONS WILL APPLY

- 2.1. Only one service cable connection per erf is allowed.
- 2.2. No trees or any type of structures may be erected under or near any new or existing electrical infrastructure.
- 2.3. All electrical equipment shall comply with Drakenstein Municipality standards and have twenty four hour access for maintenance purposes.
- 2.1. In the case where existing services crosses the adjacent erven, it will have to be removed or relocate at the cost of the owner as such that each erf must have its own cable connection from the Street boundary.
- 2.2. A service level agreement between the municipality and the owner or developer of the development have to be arrange at Electro-Technical department (Planning and Design division - Chief Engineering Technician).

### 3. GENERAL

- 3.1. NRS069 Network recovery cost will apply for any additional load requirement and will be calculated according to the following as indicated in approved tariffs: **R 3 579.00 x per KVA (V.A.T. included)**. The cost as mentioned above is valid until 30 June 2022 and will escalate thereafter for each upcoming financial year which is between 1 July and 30 June.
- 3.2. The developer will be responsible to carry all cost of the electrical installation including the linkage to the infrastructure as determined by the Manager: Planning and Customer Services.
- 3.3. All upgrade and service costs must be paid at the finance section in cash before any service connection may be rendered.
- 3.4. A private registered installation electrician shall be used to do all installations and alterations according to SANS 10142, Occupational Health and Safety Act (Act 85 of 1993) and Drakenstein Municipal by-laws prior to the proposed development.
- 3.5. A certificate of compliance and occupational certificate has to be handed over to the Electro-Technical Services Department (Service section) on the day the service is rendered or as the case may be.

The Manager: Planning and Customer Services with reference to the services and conditions has no objection to this application.

Yours faithfully



**L LAING**

**MANAGER: PLANNING AND CUSTOMER SERVICES**

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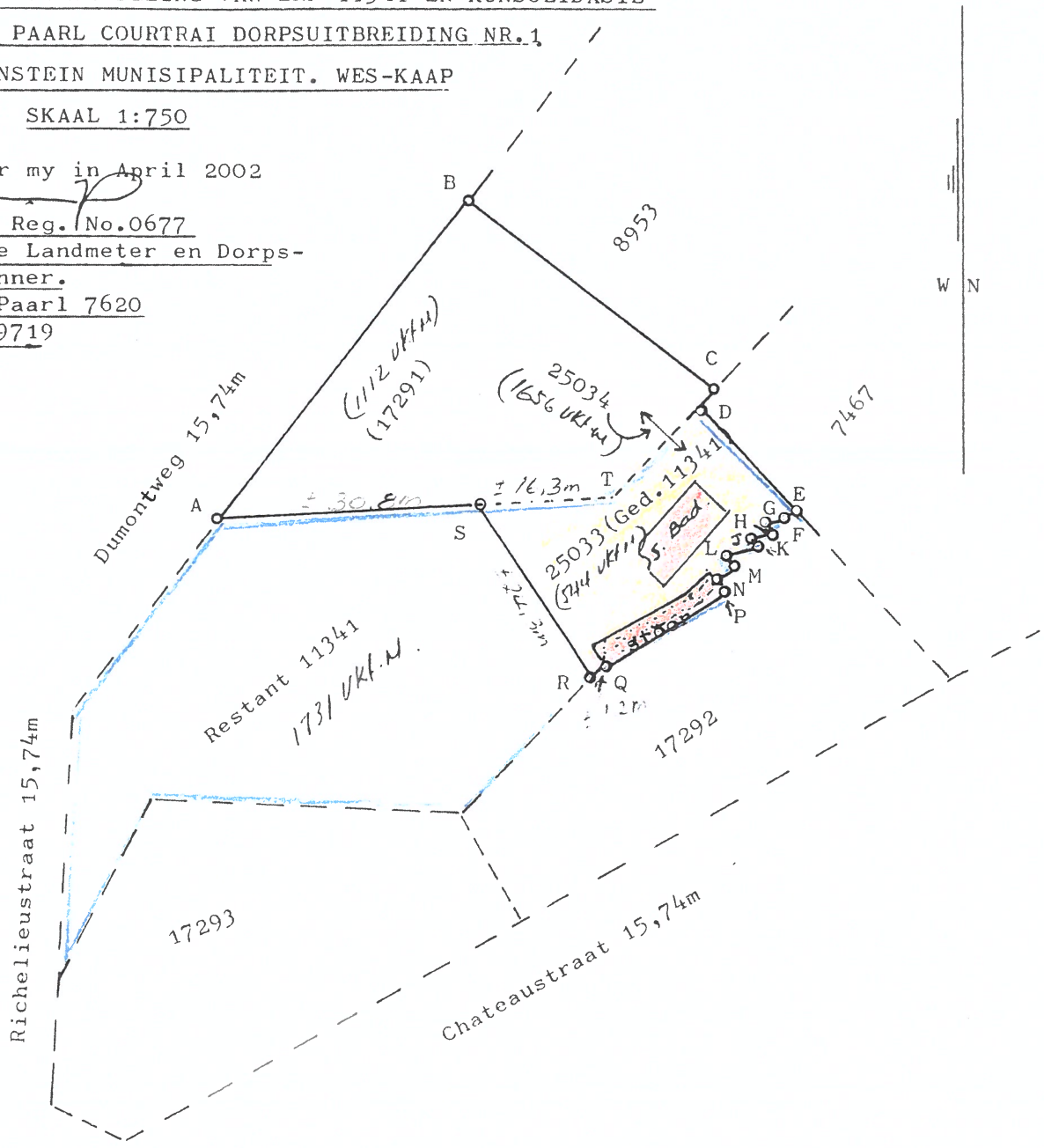


PLAN VAN  
VOORGESTELDE ONDERVERDELING VAN ERF 11341 EN KONSOLIDASIE  
MET ERF 17291 PAARL COURTRAI DORPSUITBREIDING NR.1  
PAARL. DRAKENSTEIN MUNISIPALITEIT. WES-KAAP  
SKAAL 1:750

LS 1681

Opgestel deur my in April 2002

*[Handwritten Signature]*  
 B.I. van ZYL Reg. No.0677  
 Professionele Landmeter en Dorps-  
 gebied Beplanner.  
 Posbus 2629 Paarl 7620  
 Tel. 021-8729719



Liggingsplan. 1:5000

