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Date: 27 June 2023

JP/HK
15/4/1 (17274) P

David Hellig & Abrahamse
Land Surveyors
PO Box 18
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Sir

APPLICATION FOR THE SUBDIVISION OF ERF 17274 PAARL, CORNER OF DROMMEDARIS AND BORSSENBERG STREETS

Your application dated 11 January 2023, refers.

1. Approval is hereby granted in terms of Section 60 of the Drakenstein By-Law on Municipal Land Use Planning, 2018, for the subdivision of Erf 17274 Paarl into **Portion A** ($\pm 2205\text{m}^2$) and **Portion B** ($\pm 1525\text{m}^2$) as depicted on Subdivision Plan No.6 dated November 2021.
2. In terms of Section 24(1) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, it is certified that the registration of the following proposed servitude, as indicated on Plan of Subdivision No. 6 dated November 2021, is exempted from the provisions of Sections 15 and 20 to 23 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
 - 2.1 A maintenance and services servitude, 1m wide, over Portion B in favour of Portion A.
3. The approval granted in paragraph 1 above, is subject to the following conditions imposed in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
 - 3.1 Copies of the newly approved Surveyor-General diagrams for Portions A and B must be provided to the municipality.

- 3.2 Portion A and Portion B must be registered simultaneously in the Deeds Office, leaving no remainder.
- 3.3 The maintenance and services servitude must be shown on the diagrams for Portions A and B and registered against the title deeds of both portions.
- 3.4 A fire protection plan that complies with the requirements of SANS 10400-T:2020, must be submitted for the proposed subdivision.
- 3.5 A firewall in terms of Part T of the National Building Regulations, SANS 10400 -T: 2020 Regulations, must be build, to the satisfaction of the municipality, between the two semi-detached building sections on Portion A and Portion B.
- 3.6 Building plan applications shall be submitted for the subdivided properties clearly illustrating compliance with Part T of the SANS 10400 Act, Act 103 of 1977, as well as for all unauthorised building work.
- 3.7 A competent person in the following disciplines: structural and mechanical engineering, and fire protection and installation, must certify, in his/her professional capacity, that the structural integrity, mechanical/artificial ventilation, and fire protection and installation of the building structures, located on Portions A and B respectively, comply with the National Building Regulations and Building Standards Act 103 of 1977.
- 3.8 The parking bays for Portions A and B, as inserted by Hannes van Jaarsveldt Architectural Designs on David Hellig & Abrahamse Plan No. 6, File No. P3658/21(4), dated November 2021, must be practical and clearly demarcated on-site.
- 3.9 The vehicular access gate on the south-western splay corner of the property must be removed.
- 3.10 Adherence to the conditions laid down by Drakenstein Municipality: Civil Engineering Services Department in its memorandum 15/4/1 (17274) P (531) dated 9 June 2023 (**See Annexure A**).
- 3.11 Adherence to the following conditions laid down by Drakenstein Municipality: Electro Technical Engineering Services Department:
 - 3.11.1 Each erf must have its own service connection from the street boundary.
 - 3.11.2 The network requires upgrade in order to supply the required load.

3.11.3 All cost pertaining to the upgrade shall be for the owner or developer account.

3.11.4 Both erven shall be issued with a certificate of compliance by a registered installation electrician.

3.12 No cross feeding from one erf to another will be allowed.

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 3.12, where applicable, have been satisfactorily complied with.

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.

5. The future street addresses for the newly created portions will be as follows:

5.1 Portion A – No. 29 Drommedaris Street or No. 18 Borssenberg Street.

5.2 Portion B – No. 16 Borssenberg Street.

6. The following are regarded as the reasons for the above approval decisions:

6.1 The proposed subdivision does not cause any departure from the Drakenstein Zoning Scheme Bylaw;

6.2 The proposal will not have any negative impact on the surrounding area or detract from its character;

6.3 No insurmountable problems with regards to the provision of services are expected; and

6.4 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.

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 also 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, 76 22 or at customercare@drakenstein.gov.za

Yours faithfully



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

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, Henk Strijdom, henks@drakenstein.gov.za