



DRAKENSTEIN

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Date: 23 April 2021

JP/JA
15/4/1 (19437) P

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Sir

SUBDIVISION OF ERF 19437 PAARL, FRATER STREET

Your application dated 16 October 2020;

1. Approval has been granted as follows:
 - 1.1 In terms of Section 60 of the Drakenstein By-Law on Municipal Land Use Planning 2018, for the subdivision of Erf 19437 Paarl into **Portion 1** ($\pm 5471\text{m}^2$) and **Remainder** ($\pm 18082\text{m}^2$), as depicted on Subdivision Plan No. B0018 – S1 - 01 dated 14 April 2021.
 - 2 The approval granted in paragraph 1 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 A copy of the approved diagram for Portion 1 must be provided to the municipality.
 - 2.2 The servitude road to which Portion 1 is entitled to, as well as the servitude road to which Portion 1 is subjected to, must be indicated on the diagram of said portion. The servitude roads must also be described in the title deeds of all the relevant portions.
 - 2.3 Updated building plans for the building structures on Portion 1 and the Remainder must be submitted to the municipality's Building Control section for consideration by the Building Control Officer.

- 2.4 The structures protruding over the south-eastern boundary of Portion 1, into the Remainder, must be removed.
- 2.5 The entire parking area for Portion 1, as indicated on the subdivision plan, must be constructed with a permanent hard surface and the parking bays clearly demarcated.
- 2.6 The disposal of accumulated stormwater from each new portion must comply with Part R (Stormwater Disposal) of the South African National Building Regulations.
- 2.7 An occupation certificate for the building structure(s) located on Portion 1 must be obtained and submitted to the Department Planning Services.
- 2.8 Adherence to the conditions laid down by the Manager: Infrastructure Management, Civil Engineering Services, Drakenstein Municipality, in his memorandum referenced 15/4/1 (19437) P (0332) dated 31 March 2021 (See Annexure A).
- 2.9 Adherence to the conditions laid down by the Manager: Planning and Customer Services, Drakenstein Municipality: Electro Technical Engineering Services Department, in his memorandum referenced 19437 dated 23 December 2020 (See Annexure B).
- 2.10 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 for the separate registration of any newly created erf will not be issued by the municipality unless conditions 2.1 to 2.10 above, where applicable, have been satisfactorily complied with.
 - 3.2 No building plan will be approved unless each portion has a separate water, sewer and electricity connection.
 - 3.3 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.
 - 3.4 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. 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 not inconsistent with the character of the area, merely a formalization of an existing situation, and will not have a negative impact on the neighbouring properties.
 - 4.3 There is adequate infrastructural capacity for the proposal.

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 By-Law 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, 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.

HS STRIJDOM (Pr. PIn A/1058/1998)
MANAGER: LAND USE PLANNING & SURVEYING