



DRAKENSTEIN

MUNISIPALITEIT • MUNICIPALITY • UMASIPALA

Paarl | Wellington | Gouda | Saron | Simondium

+27 21 807 4500 +27 21 872 8054
www.drakenstein.gov.za
customer@drakenstein.gov.za
Civic Centre, Berg River Boulevard, Paarl 7646

Coll no: 1995652
Enquiries: J Pekeur
Tell no: (021) 807 4808
Date: 4 May 2023

JP/HK
15/4/1 (23) S

CK Rumboll and Partners
P.O Box 211
MALMESBURY
7399

Email: Planning3@rumboll.co.za

Sir

APPLICATION FOR THE SUBDIVISION OF ERF 23 SARON, NOU STREET

Your letter under reference SAR/12590/GT-ZN, dated 19 October 2022, 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 23 Saron into **Portion A** ($\pm 767\text{m}^2$) and **Remainder** ($\pm 1172\text{m}^2$), as depicted on Subdivision Plan referenced SAR/12590 dated September 2022;
2. 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:
 - 2.1 A copy of the approved subdivision diagram for Portion A must be submitted to the municipality.
 - 2.2 The shed located on the north-western corner of Portion A must be demolished.
 - 2.3 The storage shed located on the south-eastern corner of the Remainder straddling the line of subdivision, must be relocated subsequent to building plan approval or, alternatively, be demolished.

2./...

- 2.4 An encroachment agreement between the municipality and the owner of the Remainder of Erf 23 Saron, must be entered into for the encroachment of the dwelling over the street boundary. To this end, the position of the entire house must be accurately surveyed and plotted onto an encroachment plan in order to show the extent of the encroachment.
- 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 (23) S (149) dated 17 February 2023 **(Annexure A)**.
- 2.6 Energy-saving devices such as contained in the Drakenstein Municipality Green Building Manual, available at the Spatial Planning Section, must be made use of as far as possible
- 2.7 For the proposed development, 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, grey water recycling and similar technical advancements such as low flow shower heads, dual flush toilets and water-wise gardens.
- 2.8 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 all subdivisional conditions, where applicable, above have been satisfactorily complied with.
- 3.2 No building plan for Portion A will be approved unless it has a separate water and sewer 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 The subject property falls outside the Drakenstein electricity distribution licensed area and as such, is supplied by Eskom. Their Malmesbury office may be contacted for further information regarding upgrades, service connections, etc.

3./...

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

- 4.1 The proposed subdivision is consistent with the principals and objectives of the SDF with respect to densification.
- 4.2 The level of densification proposed is low and contextually appropriate.
- 4.3 The proposal will create another residential opportunity.
- 4.4 The proposal makes optimal use of presently underutilized land in terms of its development potential.

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, 7622 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