



DRAKENSTEIN

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Date: 8 June 2020

HK/
15/4/1 (34434) P

David Hellig & Abrahamse
Land Surveyors
PO Box 18
PAARL
7622

Sir

PROPOSED SUBDIVISION: ERF 34434 PAARL, AANDBLOM STREET.

Your letter under reference P3645/20, dated 19 February 2020 refers.

1. Approval has been granted as follows:
 - 1.1 In terms of Section 60(1)(a) of the Drakenstein By-law on Municipal Land Use Planning, 2018, for the subdivision of Erf 34434 Paarl into **Portion A** ($\pm 267\text{m}^2$) and **Portion B** ($\pm 405\text{m}^2$), as indicated on Plan of Subdivision No.1 Rev 1, dated Feb. - May 2020.
2. The approval granted in paragraph 1 above, is subject to the following conditions laid down in terms of Section 66 of the Drakenstein By-law on Municipal Land Use Planning, 2018:
 - 2.1 Copies of the approved diagrams for Portions A and B must be provided to the municipality.
 - 2.2 Both Portions A and Portion B must be registered, leaving no remainder.
 - 2.3 The 1.5m sewer servitude must be indicated on the diagram of Portion B and recorded against the title deeds of both Portion A and Portion B.
 - 2.4 The party wall between the two dwelling units on Portion A and Portion B must also be a firewall and comply with SANS 10400 -T: 2011 Regulations.

- 2.5 Updated building plans for Portions A and B, reflecting the subdivisional changes, inter alia, the fire wall extensions and roof overhang changes, must be submitted to the municipality's Building Control section for consideration by the Building Control Officer.
- 2.6 An occupation certificate for each building on the newly created portions must be obtained and submitted to the Department Planning Services.
- 2.7 The disposal of accumulated stormwater from each new portion must comply with Part R (Stormwater Disposal) of the South African National Building Regulations.
- 2.8 Adherence to the conditions laid down by the Senior Manager: Civil Engineering Services, Drakenstein Municipality, in its memorandum 15/4/1 (34434) P (0638) dated 18 March 2020 (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 its memorandum referenced 34434 dated 25 May 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:

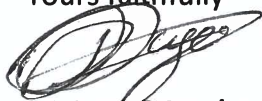
- 3.1 Authority for the separate registration of any newly created erf will not be issued by the municipality unless conditions 2.1 to 2.10 above, have been satisfactorily complied with.
- 3.2 No building plan will be approved unless each portion has a separate water and sewer connection.
- 3.3 The owner 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 Plans for any proposed construction or changes to services are to be submitted to the Civil Engineering Services Department for approval prior to construction.
- 3.5 The future address for Portion B will be No. 29A Aandblom Street.

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

- The proposal is in line with the Drakenstein Municipality densification policy.
- 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.
- There is adequate infrastructural capacity for the proposal.
- The development supports the notion of mixed housing typologies;

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 By-law on the Land Use Planning, 2018, by any person whose rights are effected by the decision, within **21 days** from the date of registration of the letter. The approval is therefore suspended until further notice.

Yours faithfully

A handwritten signature in black ink, appearing to read 'HS Strijdom', written over a circular stamp or seal.

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