



DRAKENSTEIN

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Civic Centre, Berg River Boulevard, Paarl 7646

Enquiries: Riyaz Mowzer
Contact number: (021) 807-4822
Reference: 15/4/1 (481) P
Date: 20 September 2023
Coll no: 1928668

RM/JA

David Hellig & Abahamse
Land Surveyors
PO Box 18
PAARL
7622

DAVID@dhaa.co.za

Sir

APPLICATION FOR THE SUBDIVISION, CLOSURE OF A PUBLIC PLACE, REZONING AND CONSOLIDATION: ERVEN 481 AND 483 PAARL

With reference to your application 11 November 2022, I have to inform you that the Drakenstein Municipal Planning Tribunal on 13 September 2023 resolved as follows, that:

- "1. *Approval is hereby granted in terms of Section 60(1)(a) of the Drakenstein Bylaw, on Municipal Land Use Planning, 2018 for the following:*
- 1.1 ***Subdivision** of Erf 481 Paarl into two portions, namely Portion A ($\pm 163\text{m}^2$) and Remainder Erf 481 Paarl, as indicated on the Subdivision Plan drawn by David Hellig and Abrahamse Land Surveyors dated November 2022 (Plan No 2 and 2P), (**Annexure D to the departmental report**);*
 - 1.2 ***Closure of Portion A** of Erf 481 Paarl as a public place in order to be utilised by the adjacent property;*
 - 1.3 ***Rezoning** of the proposed Portion A from Open Space Zone to Conventional Housing Zone in order to create a uniform zoning with Erf 483 Paarl;*
 - 1.4 ***Consolidation** of Portion A ($\pm 163\text{m}^2$) with Erf 483 Paarl ($\pm 803\text{m}^2$) in order to form a new land unit measuring $\pm 966\text{m}^2$ in extent;*

2./...

2. *The approval mentioned in Paragraphs 1.1 - 1.4 above be subject to the conditions laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018 and applicable from a town planning point of view:*
 - 2.1 *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;*
 - 2.3 *Any amendments to the application are subject to the relevant approval;*
 - 2.3 *No new buildings are to be erected or existing structures altered without the approval of building plans by Council;*
 - 2.4 *The subdivision takes place largely in accordance with the respective Subdivision Plan drawn by David Hellig and Abrahamse Land Surveyors dated November 2022 (Plan No 2 and 2P), (Annexure D to the departmental report);*
 - 2.5 *Adherence to the conditions laid down in the memorandum of Drakenstein Municipality: Civil Engineering Services Division referenced 15/4/1 (481) P (402) dated 02 May 2023, (Annexure H to the departmental report);*
 - 2.6 *Adherence to the conditions laid down in the memorandum of Drakenstein Municipality: Electro Technical Engineering Services Division referenced 481 dated 12 May 2023, (Annexure I to the departmental report); and*
 - 2.7 *Should the applicant fail to comply with any of the conditions laid down, then council reserves the right to impose further future conditions.*
3. *The following will be regarded as the reasons for decisions:*
 - 3.1 *The application stems from a Council Decision to alienate the proposed Portion A and to consolidate it with the adjacent property;*
 - 3.2 *The proposal will not detract from the surrounding character of the area as the sole intention of the application is to enlarge a residential property situated within a well-established residential area and create a continuous boundary line with the adjacent properties;*
 - 3.3 *The proposal represents the optimal utilisation of a piece of property that has been vacant and underutilised;*
 - 3.4 *The proposed Portion A can only be beneficial to Erf 483 Paarl given the location and size of the applicable portion; and*
 - 3.5 *The relevant departments consented to the application, subject to certain Conditions."*

3./...

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 Bylaw 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 the letter. 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** of their right of appeal – proof of notification **must** be provided. Should there be any appeals against the decision, the application title (heading) **must** be used as reference. The appeal procedures are set out in Section 80 of the above-mentioned bylaw (attached).

Your attention is drawn to the fact that all correspondence must be directed to the City Manager and also sent via our official email address.

Yours faithfully



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



Ref: 1) Co-ordinate System WG 84/19°
2) S. G. Noting 887

dh & a
david hellig & abrahamse
professional land surveyors
258 Main Street
PAARL 7646

Telephone: 021-3724086
web site: www.dhaha.co.za
email: david@dhaha.co.za

PROJECT PLAN OF SUBDIVISION

The Remainder of Erf 481 Paarl

Scale	1 / 1000 @ A3
Date	November 2022
File No	P3701/22
Plan No	2

Notes:

A) Subdivision

- 1) The Remainder of Erf 481 Paarl is to be subdivided into:
 - a) Ptn A ± 163m² (Public Place)
 - b) Rem. 451 ± 2492m² (Public Road)

B) Closure

- 2) Ptn A measuring ±163 square metres in extent being Public Place is to be Closed.

C) Rezoning

- 3) Ptn A is to be rezoned from Open Space to Conventional Housing

D) Consolidation

- 4) Ptn A and Erf 483 Paarl measuring 803 square metres are to be consolidated to form a land unit measuring ±966 square metres in extent.

X+3731300

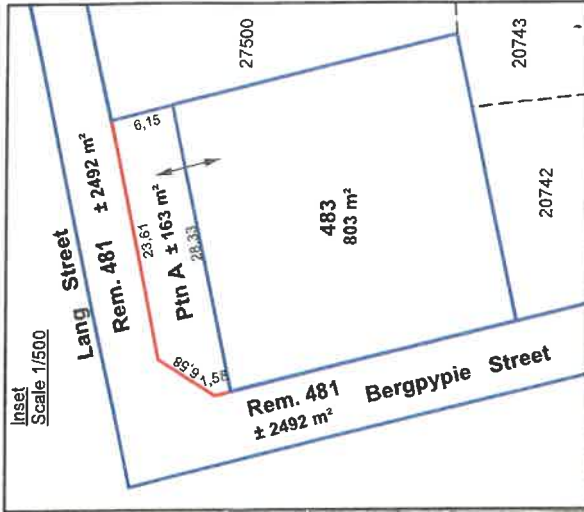
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Y+2700

Y+2600



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project PLAN OF SUBDIVISION

The Remainder of Erf 481 Paarl

Scale	1 / 1000 @ A3
Date	November 2022
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Memo

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

From: MANAGER: INFRASTRUCTURE DEVELOPMENT

Enquiries: L. PIENAAR

Collaborator number: 2029781 or 2004397

Reference number: 15/4/1 (481) P (402)

Date: 02 May 2023

Subject: APPLICATION FOR PROPOSED SUBDIVISION, CLOSURE, REZONING AND CONSOLIDATION OF ERF 481 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.

2 STORM WATER

- 2.1 Any new storm water 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 $0.02\text{m}^3/\text{m}^2$ roof area.

3 WATER

- 3.1 Any existing system that is to remain shall be upgraded to minimum municipal standards.

4 WASTEWATER SERVICES

- 4.1 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 shall make its own arrangements for the removal of such household refuse. Such collection shall be as a kerbside service.

6 DEVELOPMENT CHARGES

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

7 GENERAL

- 7.1 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;
- 7.2 All works where applicable shall be constructed to at least the minimum standards as set out in Engineering Services: Municipal Standards.

 LP PHENAAR (Pr. Eng)

MANAGER: INFRASTRUCTURE DEVELOPMENT

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LP/bvr



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Memo

To: Senior Manager: Land Development Management
For attention: H Strijdom/C van der Bank/E Cyster

From: Manager: Planning and Customer Services

Enquiries: L Laing

Reference number: Erf 481

Date: 12 May 2023

Subject: **PROPOSED SUBDIVISION, CLOSURE, REZONING AND CONSOLIDATION OF A PORTION OF THE REMAINDER OF ERF 481, PAARL**

Time Limit on Conditions: These conditions will be limited to a period of one (1) year from the date as on the covering memo from this department. After this period a re-application must 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.
- 2.4. The developer will be responsible for all cost in the case where he or she request any infrastructure situated in the road reserve to be moved or relocated to new proposed positions.
- 2.5. The developer is required to include measures to improve energy efficiency for any additional load requirement to the existing electrical supply.
- 2.6. It may be requested to register service servitudes where existing and or new infrastructure will or have been installed.
- 2.7. A service level agreement between the municipality and the owner or developer of above-mentioned erf must be arrange at Electro-Technical Service Department (Planning and Design division - Chief Engineering Technician) in the case where a request for the change and or upgrade of the existing supply is required.

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 3 750.79 per KVA (V.A.T. included)**. The cost as mentioned above is valid until 30 June 2023 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.
- 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 electrical 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 development.
- 3.5. A certificate of compliance and occupational certificate must be handed over to the Electro-Technical Services Department (Service section) on the day the service is rendered or as the case may be.
- 3.6. The Manager: Planning and Customer Services with reference to the services and conditions has no objection to this application.

Yours faithfully

P.P. 

L LAING

MANAGER: PLANNING AND CUSTOMER SERVICES

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