



**Coll no:** 2007178  
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**Date:** 17 August 2023

JP/HK  
15/4/1 (5131) P

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7622

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Sir

**RE-APPROVAL FOR THE SUBDIVISION OF ERF 5131 PAARL, BETWEEN MONT ROSE AND RICHMOND AVENUES**

Your letter under reference P3689/22 dated 23 November 2022, refers.

1. Approval has been granted in terms of Section 60 of the Drakenstein By-Law on Municipal Land Use Planning, 2018, for the subdivision of Erf 5131 Paarl into Portion 1 (463m<sup>2</sup>) and Remainder (617m<sup>2</sup>), as shown on Plan of Subdivision No. 1 REV1 dated May 2022 – May 2023.
2. 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:
  - 2.1 A copy of the approved subdivision diagram for Portion 1 must be provided to the municipality.
  - 2.2 Adherence to the conditions laid down by the Acting Manager: Infrastructure Development, Civil Engineering Services, Drakenstein Municipality, in his memorandum 15/4/1 (5131) P (1068) dated 14 August 2023 (**See Annexure A**).

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- 2.3 Adherence to the following conditions laid down by the Manager: Planning and Customer Services, Drakenstein Municipality: Electro Technical Engineering Services Department:
- 2.3.1 Only one service cable per erf is allowed.
  - 2.3.2 Network contribution will have to be paid to the municipality.
  - 2.3.3 All adjacent services not belonging to the respective erf must be relocated or removed at the cost of the applicant.
- 2.4 For the proposed development, the developer must institute water conservation measures such as only using non-potable water for on-site construction activities, rainwater harvesting, greywater recycling and similar technical advancements such as low flow shower heads, dual flush toilets and water-wise gardens.
- 2.5 Energy-saving devices such as contained in the Drakenstein Municipality Green Building Manual (document available at the Spatial Planning Section) must be made use of as far as possible.
- 2.6 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 No clearance for the separate registration of the subdivided portion will be issued by the municipality until conditions 2.1 to 2.6 above (where applicable), have been complied with to the satisfaction of the municipality.
- 3.2 No building plan will be approved for Portion 1 unless it has a metered water connection and sewer connection.
- 3.3 Plans for any proposed construction or changes to services are to be submitted to the Civil Engineering Services Department for approval prior to construction.
- 3.4 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.
- 3.5 The new street address for Portion 1 will be: No. 5 Richmond Avenue.

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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 Circumstances which could have influenced the decision to approve the application previously have not changed;
  - 4.3 The proposal will not change the character of the area and will not have a negative impact on neighbouring properties; and
  - 4.4 The level of densification proposed is low and contextually appropriate.

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](mailto:customercare@drakenstein.gov.za)

Yours faithfully



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**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](mailto:customercare@drakenstein.gov.za), Henk Strijdom, [henks@drakenstein.gov.za](mailto:henks@drakenstein.gov.za)