



DRAKENSTEIN
MUNISIPALITEIT • MUNICIPALITY • UMASIPALA
Paarl | Wellington | Gouda | Saron | Simondium

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

Coll no: 2019217
Enquiries: J Pekeur
Tell no: (021) 807 4808
Date: 20 June 2023

JP/HK
15/4/1 (5757) P

PJ le Roux
262 Main Road
Paarl
7646

pj@pjleroux.co.za

Sir

RE-APPROVAL FOR THE SUBDIVISION OF ERF 5757 PAARL, CORNERS OF AMBAGSVALLEI, PEDRO, AND GARDEN STREETS

Your letter under reference O 20-80, dated 27 January 2023, 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 5757 Paarl into **Portion 1** (245m²) and **Portion 2** (293m²) as depicted on Drawing No. P5757/04/02, dated 23 January 2023.
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 Copies of the approved diagrams for Portions 1 and 2 must be provided to the municipality.
 - 2.2 Portions 1 and 2 must be registered simultaneously in the Deeds Office, leaving no remainder.
 - 2.3 Updated building plans for the unauthorised structural changes to the existing and proposed buildings on Portion 2, must be submitted to the municipality's Building Control Section.
 - 2.4 Practical on-site parking must be provided for Portion 1.

- 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 (5757) P (666) dated 9 June 2023 **(See Annexure A)**.
 - 2.6 Adherence to the following conditions laid down by the Manager: Planning and Customer Services, Drakenstein Municipality: Electro Technical Engineering Services Department:
 - 2.6.1 Network and service connection charges will be applicable for the proposed subdivision.
 - 2.6.2 Each erf must have its own service connection from the street boundary.
 - 2.6.3 The owner will be responsible for all cost pertaining to any infrastructure that he or she requests to be relocated.
 - 2.7 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 2.7 above, where applicable, have been complied with satisfactorily.
 - 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.
 - 3.5 The onus rests on the prospective owners of Portion 1 and Portion 2 to ensure that the correct number of toilets on each portion is provided to the municipality's Finance Department.
 - 3.6 The future addresses for Portions 1 and 2 will be as follow:
 - 3.6.1 Portion 1 - No. 41 Ambagsvallei Street ; Portion 2 - No. 2 Garden Street or No. 19 Pedro Street.

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 and previously approved subdivisions in the area.
 - 4.2 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.
 - 4.3 There is adequate infrastructural capacity for the proposal.
 - 4.4 The creation of two separate land units will provide an additional source of revenue for the municipality.

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