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JP/GS
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Sir

SUBDIVISION OF ERF 618 PAARL, SULTANA STREET

Your letter dated 20 November 2020 refers;

1. Approval has been granted in terms of Section 60(1)(a) of the Drakenstein By-Law on Municipal Land Use Planning, 2018, for the subdivision of Erf 618 Paarl into **Portion A** ($\pm 668\text{m}^2$) and **Portion B** ($\pm 668\text{m}^2$), as depicted on Subdivision plan dated May 2021.
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 - 2.1 The diagram for unregistered Erf 6943 Paarl must be withdrawn in the Surveyor-General's office;
 - 2.2 Copies of the approved diagrams for Portion A and Portion B must be provided to the municipality;
 - 2.3 Portion A and Portion B must be registered simultaneously in the Deeds Office, leaving no remainder;
 - 2.4 A firewall in terms of Part T of the National Building Regulations, SANS 10400 – T: 2011 Regulations, must be built, to the satisfaction of the municipality, between the semi-detached dwelling units and garages on Portion A and Portion B;

- 2.5 The fire resistance of the separating element (wall) between the two dwelling units must be at least 30 minutes and build up to the underside of the roof / roof covering.
- 2.6 The side wall of the garage must be extended (to lintel height) on the proposed new boundary in order to comply with SANS 10400-T: 2011, (part 4.2.8d);
- 2.7 The safety distance between the living room window openings on western façade of dwelling units must comply with SANS 10400-T: 2011, part 4.10 (provide a lintel height fire protection wall);
- 2.8 The disposal of accumulated stormwater from each new portion must comply with Part R (Stormwater Disposal) of the South African National Building Regulations;
- 2.9 Updated building plans for the structures on both Portion A and Portion B, reflecting the subdivisional changes, including any unauthorised structures, must be submitted to the municipality's Building Control section for consideration by the Building Control Officer;
- 2.10 An occupation certificate for each building unit on the newly created portions must be obtained and submitted to the Department: Planning Services;
- 2.11 Adherence to the conditions laid down by the Manager: Infrastructure Management, Civil Engineering Services, Drakenstein Municipality, in his memorandum referenced 15/4/1 (618) P (0267) dated 8 March 2021 (**Annexure A**);
- 2.12 Portion A and Portion B must each have its own separate electricity connection cable from the street;
- 2.13 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 the newly created erven will not be issued by the municipality unless conditions 2.1 to 2.13 above, where applicable, have been satisfactorily complied with;
- 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 installations, 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 addresses for Portion's A and B will be as follow:

3.5.1 The proposal is in line with the Drakenstein Municipality densification policy;

3.5.2 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;

3.5.3 There is adequate infrastructural capacity for the proposal;

3.5.4 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(2) of the Drakenstein By-Law on Municipal Land Use Planning 2018, by any person whose rights are affected by the decision of an authorized 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, 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**).

Yours faithfully



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

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 and Henk Strijdom, henks@drakenstein.gov.za