



Coll no: 1792178
Enquiries: J Pekeur
Tell no: (021) 807 4808
Date: 25 July 2022

JP/SM
15/4/1 (6869) P

Graham Dennis
Professional Land Surveyor
39 Thornhill Road
Rondebosch
7700

Email: gdsurv@iafrica.com

Sir

SUBDIVISION OF ERF 6869 PAARL, JAN VAN RIEBEECK DRIVE.

1. Approval is hereby granted in terms of Section 60 of the Drakenstein By-Law on Municipal Land Use Planning 2018, for the subdivision of Erf 6869 Paarl into **Portion A** ($\pm 1083\text{m}^2$) and **Remainder** ($\pm 2221\text{m}^2$), as depicted on Plan of Subdivision No. ERF6869/04/01–A dated 18 October 2021;
2. In terms of Section 24(1) of the Drakenstein By-Law on Municipal Land Use Planning, 2018, it is certified that the following servitudes, as depicted on Plan of Subdivision No. ERF6869/04/01–A dated 18 October 2021, is exempted from the provisions of Sections 15 and 20 to 23 of the Drakenstein By-Law on Municipal Land Use Planning, 2018:
 - 2.1 A 5m wide Access and Services Servitude Area, 178m^2 in extent, over the Remainder of Erf 6869 Paarl, in favour of Portion A;
 - 2.2 A 5m wide Servitude Right of Way over the Remainder of Erf 6869 Paarl, in favour of Erf 6870 Paarl.
3. 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:
 - 3.1 A copy of the approved diagram for Portion A must be provided to the municipality.

- 3.2 The entire width of the proposed 5m access and services servitude must be unobstructed and drivable.
- 3.3 The proposed 5m access and services servitude must be recorded in the title deeds of both Portion A and the Remainder.
- 3.4 A servitude right of way, 5m wide, must be registered over the Remainder in favour of Erf 6870 Paarl.
- 3.5 An appropriate stormwater system must be put in place to deal with stormwater runoff emanating from the Remainder and adjacent lying erven.
- 3.6 Portion A must have a separate electricity connection from the street.
- 3.7 An electricity bulk service levy/network contribution fee is applicable to Portion A.
- 3.8 Adherence to the conditions laid down by the Manager: Infrastructure Management, Civil Engineering Services, Drakenstein Municipality, in his Memorandum referenced 15/4/1 (6869)P (0367) dated 30 May 2022, with the exception of condition 1.2, pertaining to Provincial Roads Engineer approval **(See Annexure A)**.
- 3.9 Adherence to the conditions laid down by the Manager: Planning and Customer Services, Drakenstein Municipality: Electro Technical Engineering Services Department, in his memorandum referenced 6869 dated 18 March 2022 **(See Annexure B)**.
- 3.10 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.

4. The owner's attention must be drawn to the following:

- 4.1 Authority for the separate registration of any newly created erf will not be issued by the municipality unless conditions 3.1 to 3.10 above, where applicable, have been satisfactorily complied with.
- 4.2 No building plan will be approved unless each portion has a separate water, sewer and electricity connection.
- 4.3 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.
- 4.4 Plans for any proposed construction or changes to services are to be submitted to the Civil Engineering Services Department for approval prior to construction.

- 4.5 The street address for Portion A will be No 30B Jan Van Riebeeck Drive.
5. The following are regarded as the reasons for the above approval decisions:
 - 5.1 The proposal is in line with the Drakenstein Municipality densification policy.
 - 5.2 The level of densification proposed is low and contextually appropriate.
 - 5.3 The creation of another industrial/business opportunity will contribute to the alleviation of scarcity of erven in Paarl.
 - 5.4 The proposal will not change the character of the area and will not have a negative impact on neighbouring properties.
6. Attached hereto are 4 copies of the plan of subdivision. One (colour) copy bearing Council's stamp of approval must accompany your letter of approval to the applicant.
7. A copy of your letter of approval and the approved plan of subdivision must be submitted to the Surveyor-General.

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 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).

Yours faithfully



H.G. STRIJDOM
MANAGER: LAND DEVELOPMENT MANAGEMENT