

LU Reference: 1752634
Enquiries: J Pekeur
Tell no: (021) 807 4808
Date: 20 September 2021

JP/GS
LS 2448 x 15/4/1 (9108) W

PJ Le Roux
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Sir

SUBDIVISION OF ERF 9108 WELLINGTON, GARDENIA STREET

Your letter under reference O 20-72, dated 13 May 2021 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 9108 Wellington into **Portion A** ($\pm 386\text{m}^2$) and **Remainder** ($\pm 273\text{m}^2$), as depicted on Subdivision Plan No. W9108/04/02 dated 1 September 2021.
2. Approval has been granted in terms of Section 60 of the Drakenstein By-Law on Municipal Land Use Planning 2018, for the following departure from the development parameters of the Drakenstein Zoning Scheme By-Law, 2018:
 - 2.1 The relaxation of the common boundary building line applicable to the party wall between Portion A and the Remainder from 1,5m to 0m.
3. The approvals granted in paragraphs 1 and 2 above, are 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 A firewall in terms of Part T of the National Building Regulations, SANS 10400 -T: 2020 Regulations, must be build, to the satisfaction of the municipality, between the semi-detached dwelling units on Portion A and the Remainder;

- 3.3 The disposal of accumulated stormwater from each new portion must comply with Part R (Stormwater Disposal) of the South African National Building Regulations;
 - 3.4 Updated building plans for both Portion 1 and the Remainder, reflecting the subdivisional changes, as well as all other unauthorised structures, must be submitted to the municipality's Building Control section for consideration by the Building Control Officer;
 - 3.5 An occupation certificate for each building on the newly created portions must be obtained and submitted to the Department Planning Services;
 - 3.6 Adherence to the conditions laid down by the Manager: Infrastructure Management: Civil Engineering Services, Drakenstein Municipality, in its memorandum 15/4/1 (9108) P (1319) dated 15 September 2021 (**Annexure A**);
 - 3.7 Adherence to the conditions laid down by the Manager: Planning and Customer Services, Drakenstein Municipality: Electro Technical Engineering Services Department, in his memorandum referenced 9108 dated 6 September 2021 (**Annexure B**);
 - 3.8 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 Portion A will not be issued by the municipality unless conditions 3.1 to 3.8 above, where applicable, have been satisfactorily complied with.
 - 4.2 No building plan will be approved unless each portion has a separate water and sewer 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 Future addresses: Portion A – 29A Gardenia Street; Remainder - 29B Gardenia Street.

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 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;
 - 5.3 There is adequate infrastructural capacity for the proposal;
 - 5.4 The development supports the notion of mixed housing typologies.

Your attention is drawn to the general right of appeal in terms of Section 79(3) of 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 there for suspended until further notice. Please also notify the surrounding property owners within a radius of 50 meters from the application property, 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 Bylaw. 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
MANAGER: LAND USE PLANNING & SURVEYING