



# DRAKENSTEIN

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**Date:** 27 May 2020

HK/

15/4/1 (93) S

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**PIKETBERG**

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Sir

## **SUBDIVISION OF ERF 93 SARON, BETWEEN ALHEIT & BUDLER STREETS**

Your application under reference Erf 93 Saron dated 12 December 2019, refers.

1. Approval has been granted as follows:

1.1 In terms of Section 60(1)(a) of the Drakenstein By-law on Municipal Land Use Planning, 2018, for the subdivision of Erf 93 Saron into Portion A ( $\pm 705\text{m}^2$ ) and Remainder ( $\pm 894\text{m}^2$ ), as depicted on undated Subdivision Plan, titled: *Voorgestelde onderverdeling van Erf 93 SARON*.

2. The approval granted in paragraph 1.1 above, is subject to the following conditions laid down in terms of Section 66 of the Drakenstein By-law on Municipal Land Use Planning, 2018:

2.1 A copy of the approved subdivision diagram for Portion A must be submitted to the municipality.

2.2 A 1.5m wide services servitude (wastewater) must be registered over the Remainder in favour of Portion A. The servitude must be indicated on the diagram of Portion A and registered against the title deeds of both portions.

2.3 Adherence to the conditions laid down by the Manager: Infrastructure Management, Civil Engineering Services, Drakenstein Municipality, in his memorandum referenced 15/4/1 (93) S (0720) dated 25 March 2020 (**See Annexure A**).

2.4 Energy-saving devices such as contained in the Drakenstein Municipality Green Building Manual, available at the Spatial Planning Section, must be made use of as far as possible.

- 2.5 For the proposed development, the developer must institute water conservation measures such as only using non- potable water for on-site construction activities, Sustainable Drainage Systems for controlling surface runoff water, rainwater harvesting, grey water recycling and similar technical advancements such as low flow shower heads, dual flush toilets and water-wise gardens.
- 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 Authority for the separate registration of any newly created erf will not be issued by the municipality unless all subdivisional conditions, where applicable, above have been satisfactorily complied with.
- 3.2 No building plan for Portion A will be approved unless it has a separate water and sewer 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 The subject property falls outside the Drakenstein electricity distribution licensed area and as such, is supplied by Eskom. Their Malmesbury office may be contacted for further information regarding upgrades, service connections, etc.
4. The following are regarded as the reasons for the above approval decisions:
- The proposed subdivision is consistent with the principals and objectives of the SDF with respect to densification.
  - The proposal makes optimal use of presently underutilized land in terms of its development potential.
  - The level of densification proposed is low and contextually appropriate.
  - The proposal will create another residential opportunity.

Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority in terms of Section 79(3) of the Drakenstein By-law on the Land Use Planning, 2018, by any person whose rights are effected by the decision, within **21 days** from the date of registration of the letter. The approval is therefore suspended until further notice.

Yours faithfully



**HS STRIJDOM (Pr. Pln A/1058/1998)**

**AUTHORISED OFFICIAL: LAND USE PLANNING & SURVEYING**