



# DRAKENSTEIN

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**Date:** 15 September 2023

JP/HK  
15/4/1 (9354) P

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Sir

## APPLICATION FOR THE SUBDIVISION OF ERF 9354 PAARL, VAN DEN BOS STREET

I refer to my even-numbered letter dated 31 July 2023 and hereby confirm that no appeals have been lodged in this regard.

1. **Final approval** is therefore granted in terms of Section 60 of the Drakenstein By-Law on Municipal Land Use Planning, 2018, for the **subdivision** of Erf 9354 Paarl into **Portion A** ( $\pm 504\text{m}^2$ ) and **Portion B** ( $\pm 249\text{m}^2$ ), as depicted on Subdivision Plan No. 1 Rev6 dated January, July 2023:
2. Approval has been granted in terms of Section 60 of the Drakenstein Bylaw on Municipal Land Use Planning 2018, for the following departure from the development parameters of the Drakenstein Zoning Scheme Bylaw, 2018:
  - 2.1 The relaxation of the common boundary building line applicable to the party wall separating the existing semi-detached dwelling units, located on Portions A and B respectively, 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 Bylaw on Municipal Land Use Planning, 2018:
  - 3.1 Copies of the approved subdivision diagrams for Portions A and B must be provided to the municipality.

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- 3.2 Portion A and Portion B must be registered simultaneously in the Deeds Office, leaving no remainder.
  - 3.3 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 located on Portion A and Portion B respectively. A building plan application shall be submitted clearly illustrating division and fire safety of dwellings in accordance with the minimum requirements of Part T of the SANS 10400, Act 103 of 1977.
  - 3.4 The disposal of accumulated stormwater from each new portion must comply with Part R (Stormwater Disposal) of the South African National Building Regulations.
  - 3.5 Adherence to the conditions laid down by the Manager: Infrastructure Development, Civil Engineering Services Division, Drakenstein Municipality, in his memorandum referenced 15/4/1 (9354) P (1032) dated 14 July 2023 (**Annexure A already in your possession**).
  - 3.6 Adherence to the following conditions laid down by the Manager: Planning and Customer Services, Drakenstein Municipality: Electro Technical Engineering Services Division:
    - 3.6.1 Existing services that cross the erf must be rerouted as such that the electrical installation belonging the respective erf is wired for that erf only.
    - 3.6.2 Only one service connection per erf is allowed.
    - 3.6.3 The service connection will be provided from the street boundary.
    - 3.6.4 NRS069 network recovery and service connection costs are payable by the developer.
    - 3.6.5 The developer is responsible for all related cost to remove or relocate existing infrastructure.
  - 3.7 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.
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 3.7 above, have been satisfactorily complied with.

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- 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.
5. The future street addresses for the newly created portions will be as follows:
- 5.1 Portion A – No. 60 Van den Bos Street.
  - 5.2 Portion B – No. 62 Van den Bos Street.

Kindly note that this approval lapses unless separate registration of at least one erf, lot or piece therein is affected in the Deeds Registry within five years of the date of this letter, subject to compliance with section 21(1) of the Drakenstein By-law on Municipal Land Use Planning, 2018, read together with Section 22 of the aforementioned by-law.

It should also be noted that the Surveyor-General will, when approving the diagram of the newly created erven, indicate on the back thereof by means of a rubber stamp, the date and reference number of this approval. The Registrar of Deeds will not register the separate registration of the erven until the application for Certificate of Registered Title or Power of Attorney has been endorsed by Council. This endorsement will be given on submission of proof that the conditions of establishment, as set out herein, have been complied with.

Furthermore, any special conditions of title hereby imposed must be quoted in the relevant Power of Attorney or application for Certificate of Registered Title, which document must be submitted to Council together with the diagrams for endorsement.

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](mailto:customercare@drakenstein.gov.za), Henk Strijdom, [henks@drakenstein.gov.za](mailto:henks@drakenstein.gov.za)