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Date: 31 July 2023

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

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Land Surveyors
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Sir

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

Your letter under reference P3670/21, dated 9 January 2023 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 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:

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- 3.1 Copies of the approved subdivision diagrams for Portions A and B must be provided to the municipality.
- 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 (See Annexure A).
- 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.

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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.
 - 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.
6. The following are regarded as the reasons for the above approval decisions:
 - 6.1 The proposal is in line with the Drakenstein Municipality densification policy;
 - 6.2 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;
 - 6.3 There is adequate infrastructural capacity for the proposal; and
 - 6.4 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 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.

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The appeal procedures are set out in Section 80 of the abovementioned By-Law (attached). 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 (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, Henk Strijdom, henks@drakenstein.gov.za