



Enquiries: R Mowzer
Contact number: (021) 807-4822
Reference: 15/4/1 (35226 and 35235) P
Date: 17 May 2022
Coll no: 1780831

RM/JA
15/4/1(35226) P

Urban Dynamics
Town & Regional Planners
PO Box 2445
BELLVILLE
7535

martin@udwc.co.za

Sir

APPLICATION FOR DEPARTURE AND SITE DEVELOPMENT PLAN APPROVAL: ERVEN 35226 AND 35235 PAARL (MOUNTAIN RIDGE ESTATE – AFFORDABLE HOUSING DEVELOPMENT)

I refer to my even-numbered letter dated 17 December 2021 and confirm hereby that no appeals have been lodged in this regard. **Final approval** has now been granted in terms of Section 60(1)(a) of the Drakenstein By-law on Municipal Land Use Planning, 2018, for a Departure on Erven 35226 and 35235 Paarl, in order to permit an increase in building height for four (4) storeys in lieu of two (2) storeys, as indicated on the amended Site Development Plan's for Erven 35226 and 35235 Paarl, drawn by MUTESAL Consulting (PTY) Ltd, **(Annexure B)**;

2. The approval mentioned in Paragraphs 1 above be subject to the conditions laid down in terms of Section 66 of the Drakenstein By-law on Municipal Land Use Planning, 2018:
 - 2.1 The approval applies only to the application in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements;
 - 2.2 Any amendments to the application are subject to the relevant approval;
 - 2.3 The proposal take place largely in accordance with the Site Development Plans **(Annexure B)**;
 - 2.4 No new buildings are to be erected or existing structures altered without the approval of building plans by Council.

2./...

- 2.5 Adherence to the conditions laid down in the memorandum of Drakenstein Municipality: Civil Engineering Services Division referenced 15/4/1 (35226 & 35235) P (2077) dated 25 November 2021 (**Annexure C**);
- 2.6 Adherence to the conditions set out in the memorandum of Drakenstein Municipality: Electro-Technical Engineering Services Division referenced 35226 and 35235 dated 19 November 2021 (**Annexure D**); and

(The above-mentioned annexures are already in your possession).

- 2.7 Should the applicant fail to comply with any of the conditions laid down, then council reserves the right to impose further future conditions.

Kindly note that the above-mentioned approval shall lapse if it is not exercised, including compliance with all relevant conditions, within five years from the date hereof.

The approved land use rights will furthermore only vest once all relevant conditions have been complied with. Non-compliance with the said conditions will therefore result in the land use rights not being in place, resulting in a Zoning Scheme By-law Transgression, which may lead to legal action if necessary.

Yours faithfully



H. G. STRIJDOM
MANAGER: LAND USE PLANNING AND SURVEYING

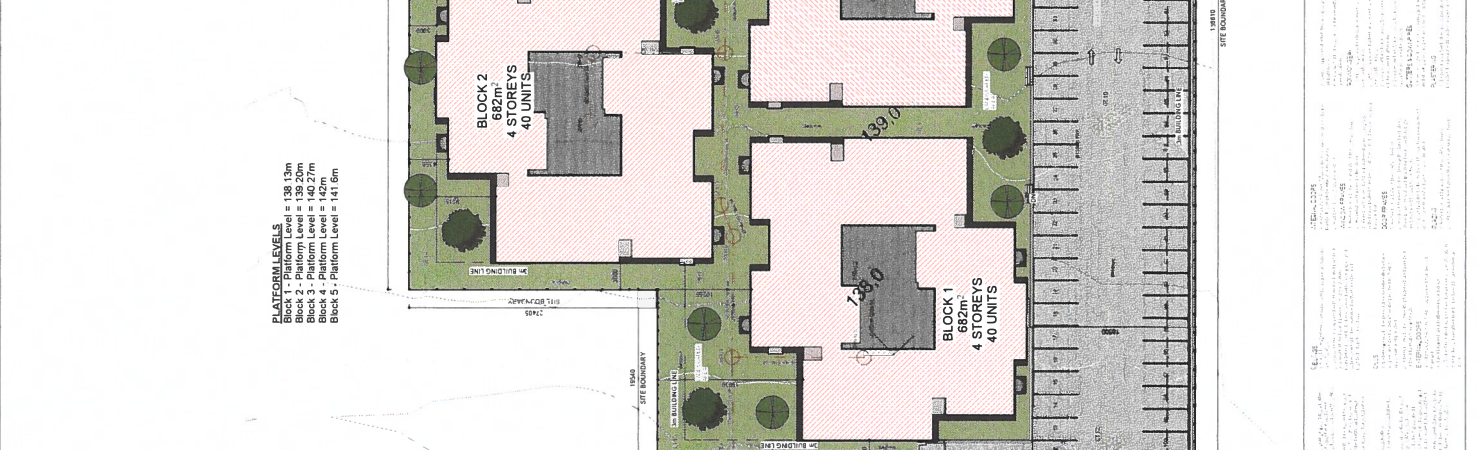
PROJECT NUMBER	DRAWING NUMBER	REVISION
INST-026	000	G
GENERAL NOTES		
<p>1. THIS PLAN IS TO BE USED IN CONNECTION WITH THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL FIRE BRANCH REGULATIONS.</p> <p>2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>3. ALL CONCRETE WORK IS TO BE TO BE CONFORM WITH THE NATIONAL BUILDING REGULATIONS.</p> <p>4. ALL ELECTRICAL WORK IS TO BE TO BE CONFORM WITH THE NATIONAL ELECTRICAL REGULATIONS.</p> <p>5. ALL MECHANICAL WORK IS TO BE TO BE CONFORM WITH THE NATIONAL MECHANICAL REGULATIONS.</p> <p>6. ALL PLUMBING WORK IS TO BE TO BE CONFORM WITH THE NATIONAL PLUMBING REGULATIONS.</p> <p>7. ALL FINISHES ARE TO BE TO BE CONFORM WITH THE NATIONAL BUILDING REGULATIONS.</p> <p>8. ALL MATERIALS ARE TO BE TO BE CONFORM WITH THE NATIONAL BUILDING REGULATIONS.</p> <p>9. ALL WORK IS TO BE TO BE CONFORM WITH THE NATIONAL BUILDING REGULATIONS.</p> <p>10. ALL WORK IS TO BE TO BE CONFORM WITH THE NATIONAL BUILDING REGULATIONS.</p>		
No.	Description	Date
A	ISSUED FOR COSTING	05/09/2017
B	SDP SUBMISSION	02/10/2017
C	SDP SUBMISSION	15/02/2019
D	CHANGE OF UNIT SIZES	22/07/2019
E	CHANGE OF BLOCK SIZES AND CONFIGURATION	10/12/2019
F	RELOCATION OF BLOCKS	28/10/2020
G	SDP RE-SUBMISSION	16/02/2022

CLIENT OWNER		INSTRAITN PROPERTIES
ARCHITECT		INSTRAITN PROPERTIES
ENGINEER		INSTRAITN PROPERTIES
PROJECT TITLE		
MOUNTAIN RIDGE GARDENS		
PROJECT DESCRIPTION		
PROPOSED SOCIAL HOUSING DEVELOPMENT FOR INSTRAITN PROPERTIES ON ERF 35226 DAL 4584441		
DRAWING DESCRIPTION		
SITE DEVELOPMENT PLAN		
SCALE	1 : 200	
DATE	16 FEB 2022	
DRAWN BY	LP	
CHECKED BY	CP	
ISSUED	CP	

SCHEDULE OF PRICES	
NO.	DESCRIPTION
1	CONCRETE WORK
2	STEELWORK
3	MECHANICAL WORK
4	ELECTRICAL WORK
5	PLUMBING WORK
6	PAINTING WORK
7	LANDSCAPE WORK
8	OTHER WORK

SERVICES LEGEND	
WATER	Symbol
STORMWATER	Symbol
SEWER	Symbol

LANDSCAPE LEGEND	
TREES	Symbol
PLANTS	Symbol
GRASS	Symbol
ROCKS	Symbol



DRAWING NOTES	
1	ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
2	ALL CONCRETE WORK IS TO BE TO BE CONFORM WITH THE NATIONAL BUILDING REGULATIONS.
3	ALL ELECTRICAL WORK IS TO BE TO BE CONFORM WITH THE NATIONAL ELECTRICAL REGULATIONS.
4	ALL MECHANICAL WORK IS TO BE TO BE CONFORM WITH THE NATIONAL MECHANICAL REGULATIONS.
5	ALL PLUMBING WORK IS TO BE TO BE CONFORM WITH THE NATIONAL PLUMBING REGULATIONS.
6	ALL FINISHES ARE TO BE TO BE CONFORM WITH THE NATIONAL BUILDING REGULATIONS.
7	ALL MATERIALS ARE TO BE TO BE CONFORM WITH THE NATIONAL BUILDING REGULATIONS.
8	ALL WORK IS TO BE TO BE CONFORM WITH THE NATIONAL BUILDING REGULATIONS.
9	ALL WORK IS TO BE TO BE CONFORM WITH THE NATIONAL BUILDING REGULATIONS.
10	ALL WORK IS TO BE TO BE CONFORM WITH THE NATIONAL BUILDING REGULATIONS.
11	ALL WORK IS TO BE TO BE CONFORM WITH THE NATIONAL BUILDING REGULATIONS.
12	ALL WORK IS TO BE TO BE CONFORM WITH THE NATIONAL BUILDING REGULATIONS.
13	ALL WORK IS TO BE TO BE CONFORM WITH THE NATIONAL BUILDING REGULATIONS.
14	ALL WORK IS TO BE TO BE CONFORM WITH THE NATIONAL BUILDING REGULATIONS.
15	ALL WORK IS TO BE TO BE CONFORM WITH THE NATIONAL BUILDING REGULATIONS.
16	ALL WORK IS TO BE TO BE CONFORM WITH THE NATIONAL BUILDING REGULATIONS.
17	ALL WORK IS TO BE TO BE CONFORM WITH THE NATIONAL BUILDING REGULATIONS.
18	ALL WORK IS TO BE TO BE CONFORM WITH THE NATIONAL BUILDING REGULATIONS.
19	ALL WORK IS TO BE TO BE CONFORM WITH THE NATIONAL BUILDING REGULATIONS.
20	ALL WORK IS TO BE TO BE CONFORM WITH THE NATIONAL BUILDING REGULATIONS.

MUTESAL

PROJECT NUMBER: INST-026
DRAWING NUMBER: 000

ALL DRAIN PIPES PASSING UNDER BUILDINGS TO BE PROVIDED WITH A MINIMUM 1% FALL TO THE STREET OR TO A MANHOLE. ALL DRAIN PIPES MUST BE NON-LOAD BEARING.

PROVIDE 30MM DIA. ANTI-SYPHON PIPES WHERE AT EVERY 20M OF STRAIGHT LENGTH PIPES HAVE REGULAR TAPS AND MUST BE ACCESSIBLE TO THE STREET OR TO A MANHOLE.

ALL SEWER PIPES TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS.

DRINKING WATER

PROVIDE 150MM DIA. DRINKING WATER PIPES TO ALL BUILDINGS WITH A MINIMUM 1% FALL TO THE STREET OR TO A MANHOLE.

PROVIDE 150MM DIA. DRINKING WATER PIPES TO ALL BUILDINGS WITH A MINIMUM 1% FALL TO THE STREET OR TO A MANHOLE.

PROVIDE 150MM DIA. DRINKING WATER PIPES TO ALL BUILDINGS WITH A MINIMUM 1% FALL TO THE STREET OR TO A MANHOLE.

PROVIDE 150MM DIA. DRINKING WATER PIPES TO ALL BUILDINGS WITH A MINIMUM 1% FALL TO THE STREET OR TO A MANHOLE.

PROVIDE 150MM DIA. DRINKING WATER PIPES TO ALL BUILDINGS WITH A MINIMUM 1% FALL TO THE STREET OR TO A MANHOLE.

PROVIDE 150MM DIA. DRINKING WATER PIPES TO ALL BUILDINGS WITH A MINIMUM 1% FALL TO THE STREET OR TO A MANHOLE.

PROVIDE 150MM DIA. DRINKING WATER PIPES TO ALL BUILDINGS WITH A MINIMUM 1% FALL TO THE STREET OR TO A MANHOLE.

PROVIDE 150MM DIA. DRINKING WATER PIPES TO ALL BUILDINGS WITH A MINIMUM 1% FALL TO THE STREET OR TO A MANHOLE.

PROVIDE 150MM DIA. DRINKING WATER PIPES TO ALL BUILDINGS WITH A MINIMUM 1% FALL TO THE STREET OR TO A MANHOLE.

PROVIDE 150MM DIA. DRINKING WATER PIPES TO ALL BUILDINGS WITH A MINIMUM 1% FALL TO THE STREET OR TO A MANHOLE.

PROVIDE 150MM DIA. DRINKING WATER PIPES TO ALL BUILDINGS WITH A MINIMUM 1% FALL TO THE STREET OR TO A MANHOLE.

PROVIDE 150MM DIA. DRINKING WATER PIPES TO ALL BUILDINGS WITH A MINIMUM 1% FALL TO THE STREET OR TO A MANHOLE.

PROVIDE 150MM DIA. DRINKING WATER PIPES TO ALL BUILDINGS WITH A MINIMUM 1% FALL TO THE STREET OR TO A MANHOLE.

PROVIDE 150MM DIA. DRINKING WATER PIPES TO ALL BUILDINGS WITH A MINIMUM 1% FALL TO THE STREET OR TO A MANHOLE.

PROVIDE 150MM DIA. DRINKING WATER PIPES TO ALL BUILDINGS WITH A MINIMUM 1% FALL TO THE STREET OR TO A MANHOLE.

PROVIDE 150MM DIA. DRINKING WATER PIPES TO ALL BUILDINGS WITH A MINIMUM 1% FALL TO THE STREET OR TO A MANHOLE.

PROVIDE 150MM DIA. DRINKING WATER PIPES TO ALL BUILDINGS WITH A MINIMUM 1% FALL TO THE STREET OR TO A MANHOLE.

PROVIDE 150MM DIA. DRINKING WATER PIPES TO ALL BUILDINGS WITH A MINIMUM 1% FALL TO THE STREET OR TO A MANHOLE.

PROVIDE 150MM DIA. DRINKING WATER PIPES TO ALL BUILDINGS WITH A MINIMUM 1% FALL TO THE STREET OR TO A MANHOLE.

PROVIDE 150MM DIA. DRINKING WATER PIPES TO ALL BUILDINGS WITH A MINIMUM 1% FALL TO THE STREET OR TO A MANHOLE.

PROVIDE 150MM DIA. DRINKING WATER PIPES TO ALL BUILDINGS WITH A MINIMUM 1% FALL TO THE STREET OR TO A MANHOLE.

PROJECT NUMBER	DRAWING NUMBER	REVISION
INST-026	010	H
<p>GENERAL NOTES</p> <p>1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.</p> <p>2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.</p> <p>3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.</p> <p>4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.</p> <p>5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.</p> <p>6. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.</p> <p>7. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.</p> <p>8. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.</p> <p>9. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.</p> <p>10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.</p>		
No.	Description	Date
A	ISSUED FOR COSTING	05/09/2017
B	SDP SUBMISSION	02/10/2017
C	DRAWINGS	15/07/2019
D	CHANGE OF UNIT SIZES	10/17/2019
E	CHANGE OF BLOCK SIZES AND CONFIGURATION	10/17/2019
F	RELOCATION OF BLOCKS	29/10/2020
G	ADDITION OF CLUBHOUSE	03/11/2020
H	SDP RE-SUBMISSION	16/02/2022

SCHEDULE OF RIGHTS	
NO. 1	RESIDENTIAL DEVELOPMENT
NO. 2	COMMERCIAL DEVELOPMENT
NO. 3	INDUSTRIAL DEVELOPMENT
NO. 4	RECREATIONAL DEVELOPMENT
NO. 5	AGRICULTURAL DEVELOPMENT
NO. 6	OTHER DEVELOPMENT
NO. 7	RESERVED
NO. 8	RESERVED
NO. 9	RESERVED
NO. 10	RESERVED
NO. 11	RESERVED
NO. 12	RESERVED
NO. 13	RESERVED
NO. 14	RESERVED
NO. 15	RESERVED
NO. 16	RESERVED
NO. 17	RESERVED
NO. 18	RESERVED
NO. 19	RESERVED
NO. 20	RESERVED
NO. 21	RESERVED
NO. 22	RESERVED
NO. 23	RESERVED
NO. 24	RESERVED
NO. 25	RESERVED
NO. 26	RESERVED
NO. 27	RESERVED
NO. 28	RESERVED
NO. 29	RESERVED
NO. 30	RESERVED
NO. 31	RESERVED
NO. 32	RESERVED
NO. 33	RESERVED
NO. 34	RESERVED
NO. 35	RESERVED
NO. 36	RESERVED
NO. 37	RESERVED
NO. 38	RESERVED
NO. 39	RESERVED
NO. 40	RESERVED
NO. 41	RESERVED
NO. 42	RESERVED
NO. 43	RESERVED
NO. 44	RESERVED
NO. 45	RESERVED
NO. 46	RESERVED
NO. 47	RESERVED
NO. 48	RESERVED
NO. 49	RESERVED
NO. 50	RESERVED

CUSTOMER	INSTRATIN PROPERTIES
ARCHITECT	INSTRATIN PROPERTIES
ENGINEER	INSTRATIN PROPERTIES
PROJECT TITLE	MOUNTAIN RIDGE GARDENS
PROJECT DESCRIPTION	PROPOSED SOCIAL HOUSING DEVELOPMENT FOR INSTRATIN PROPERTIES ON ERF-35235, DAL JOZAFAT
DRAWING DESCRIPTION	SITE DEVELOPMENT PLAN
SCALE	1:200
DATE	16 FEB 2022
DRAWN BY	LP
CHECKED BY	DM
ISSUED	

DRAINAGE NOTES	<p>1. ALL DRAIN PIPES PASSING UNDER BUILDINGS TO THE SURFACE COVERS AT GROUND LEVEL.</p> <p>2. PROVIDE RES AT EVERY CHANGE OF DIRECTION AND AT EVERY 20M OF STRAIGHT LENGTH PIPES.</p> <p>3. USE 100MM DIA. PVC PIPES AT MIN. 45° FALL.</p> <p>4. USE 150MM DIA. PVC PIPES AT MIN. 45° FALL.</p> <p>5. USE 200MM DIA. PVC PIPES AT MIN. 45° FALL.</p> <p>6. USE 250MM DIA. PVC PIPES AT MIN. 45° FALL.</p> <p>7. USE 300MM DIA. PVC PIPES AT MIN. 45° FALL.</p> <p>8. USE 350MM DIA. PVC PIPES AT MIN. 45° FALL.</p> <p>9. USE 400MM DIA. PVC PIPES AT MIN. 45° FALL.</p> <p>10. USE 450MM DIA. PVC PIPES AT MIN. 45° FALL.</p> <p>11. USE 500MM DIA. PVC PIPES AT MIN. 45° FALL.</p> <p>12. USE 550MM DIA. PVC PIPES AT MIN. 45° FALL.</p> <p>13. USE 600MM DIA. PVC PIPES AT MIN. 45° FALL.</p> <p>14. USE 650MM DIA. PVC PIPES AT MIN. 45° FALL.</p> <p>15. USE 700MM DIA. PVC PIPES AT MIN. 45° FALL.</p> <p>16. USE 750MM DIA. PVC PIPES AT MIN. 45° FALL.</p> <p>17. USE 800MM DIA. PVC PIPES AT MIN. 45° FALL.</p> <p>18. USE 850MM DIA. PVC PIPES AT MIN. 45° FALL.</p> <p>19. USE 900MM DIA. PVC PIPES AT MIN. 45° FALL.</p> <p>20. USE 950MM DIA. PVC PIPES AT MIN. 45° FALL.</p> <p>21. USE 1000MM DIA. PVC PIPES AT MIN. 45° FALL.</p>
----------------	--

LANDSCAPE LEGEND	<p>TREES</p> <p>BUSHES SHRUBS & GROUND COVER</p>
------------------	--

SERVICES LEGEND	<p>WATER</p> <p>STORMWATER</p> <p>SEWER</p>
-----------------	---

ERF 35235 - Site Development Plan



GENERAL NOTES

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

6. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

7. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

8. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

9. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

PROJECT NUMBER	DRAWING NUMBER	REVISION
INST-026	010	H
<p>MUTESAL</p>		