



Col no: 2029027  
Enquiries: J Daniels  
Tel no: (021) 807 4581  
Date: 13 November 2023

JD/JA  
15/4/1 (F25/26) P

Messrs David Hellig and Abrahamse  
Professional Land Surveyors  
PO Box 18  
PAARL  
7622

Email: [DAVID@dhaa.co.za](mailto:DAVID@dhaa.co.za)

Sir

## APPLICATION FOR SUBDIVISION AND EXEMPTION CERTIFICATION IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BYLAW ON MUNICIPAL LAND USE PLANNING, 2018: PORTION 26 OF THE FARM RONDEHEUVEL NO. 25 HERMON

Your above - mentioned application refers.

1. **Approval has been granted** in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the following:
  - 1.1 **Subdivision** of Farm 25/26 Hermon, into two portions, namely Portion 83 ( $\pm 623\text{m}^2$ ) and Remainder Portion 26 ( $\pm 2411\text{m}^2$ ), as indicated in the Plan of Subdivision drawn by David Hellig & Abrahamse Professional Land Surveyor, Plan No. 1 REV 3, File No. P2196/88(2) dated May 2000 – Jan 2023, (**Annexure B**);
  - 1.2 Proposed 3m wide servitude road over Remainder Portion 26 in favour of Portion 83 for access purposes, **be certified and endorsed** in terms of Section 24(1) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, as indicated in the Plan of Subdivision drawn by David Hellig & Abrahamse Professional Land Surveyor, Plan No. 1 REV 3, File No. P2196/88(2) dated May 2000 – Jan 2023, (**Annexure B**);
2. The approvals mentioned in Paragraphs 1.1 to 1.2 above be subject to the following conditions, laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
  - 2.1 Adherence to the conditions laid down by the Drakenstein Municipality: Civil Engineering Services Division in its memorandum 15/4/1 (F25/26) P (1448) dated 04 October 2023, (**Annexure D**);

2./...

- 2.2 This approval only applies to the application in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements;
  - 2.3 A copy of the Surveyor-General diagram be submitted to Council for record keeping purposes;
  - 2.4 No new buildings or boundary walls are to be erected or existing structures altered without the approval of building plans by Council;
  - 2.5 Any amendments to the application are subject to the relevant approval;
  - 2.6 Should the applicant fail to comply with any of the above conditions, Council reserves the right to impose further conditions in future if deemed necessary or even revoke the approval;
3. The following be regarded as the reasons for the decision:
- 3.1 The proposal is merely to subdivide Farm 25/26 Hermon, into two portions, in order to create two separate erven with its own land use and zoning, namely Portion 83 ( $\pm 623\text{m}^2$ ) Conventional Housing Zone and Remainder Portion 26 ( $\pm 2411\text{m}^2$ ) Community Use Zone;
  - 3.2 The proposal at hand is not expected to detract from the character of the area;
  - 3.3 The proposal is not expected to negatively impact on the health, safety and well-being of the immediate and surrounding community;
  - 3.4 No objections were received during the public participation and stakeholder engagement process;
  - 3.5 All relevant internal departments consented to the proposal; and
  - 3.6 The proposal is in line with the Drakenstein Spatial Development Framework (DSDF).

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 Bylaw on Municipal Land Use Planning, 2018, by any person whose rights are affected by the decision, within **21 days** of notification of decision.

This provisional 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 initial public participation process and **objectors** (if any), of their right of appeal – proof of notification **must** be provided.

3./...

Should there be any appeals against the decision, **the application title (heading)** must be used as reference. The appeal procedures are set out in Section 80 of the above-mentioned bylaw (attached).

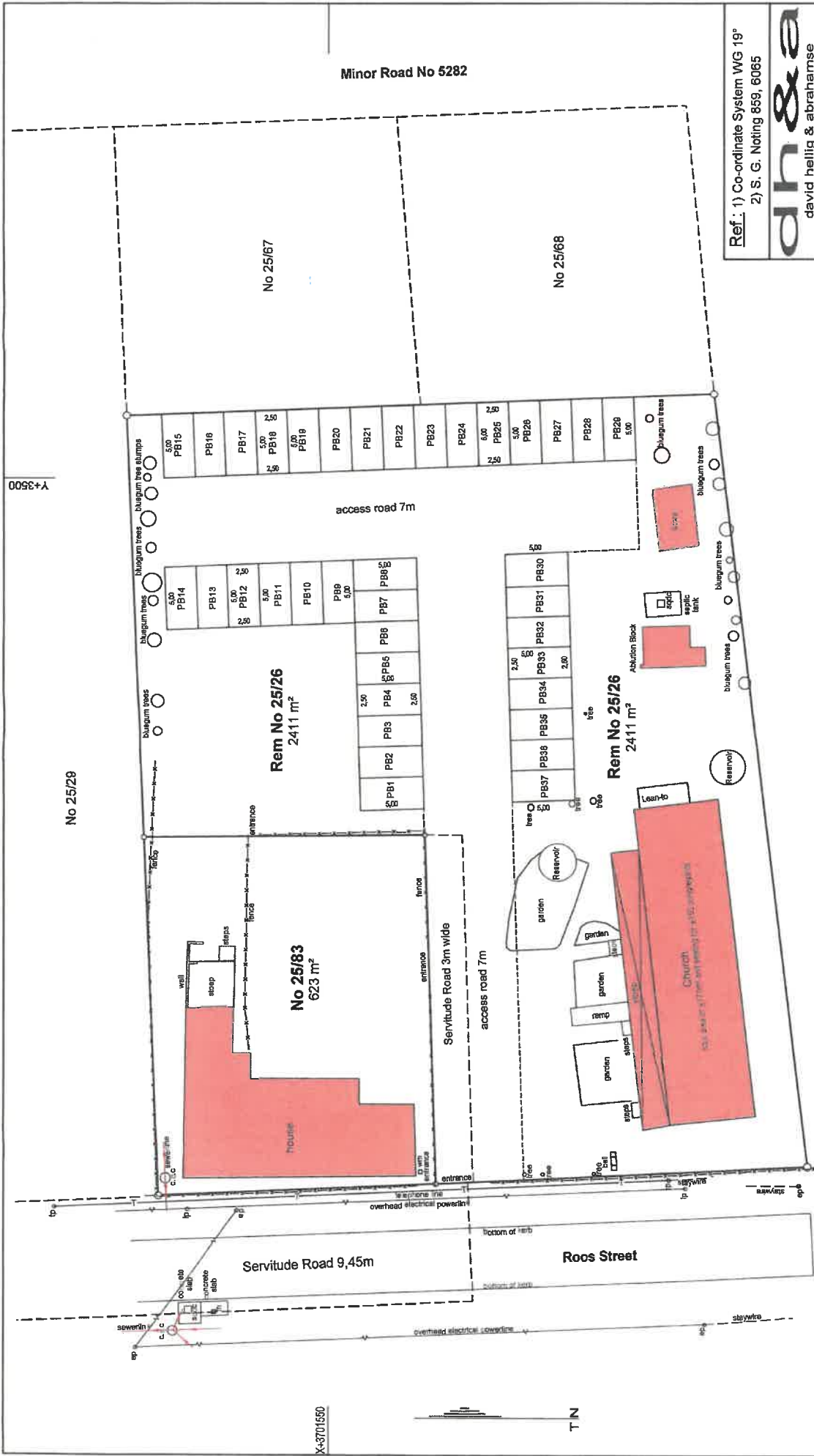
Your attention is drawn to the fact that all correspondence must be directed to the City Manager and also sent via our official email address.

Yours faithfully



---

**H. G. STRIJDOM (PR. PLN A/1058/1998)**  
**MANAGER: LAND DEVELOPMENT MANAGEMENT**



Minor Road No 5282

No 25/67

No 25/68

No 25/29

Rem No 25/26  
2411 m<sup>2</sup>

No 25/83  
623 m<sup>2</sup>

Rem No 25/26  
2411 m<sup>2</sup>

Rem No 1298

Ref: 1) Co-ordinate System WG 19°  
2) S. G. Noting 859, 6065

**dh&a**  
david hellig & abrahamse  
professionals  
259 Main Street  
PAARL 7648

Telephone : 021-8724086  
web: [www.dh&a.co.za](http://www.dh&a.co.za)  
email: [info@dh&a.co.za](mailto:info@dh&a.co.za)

Project **PLAN OF SUBDIVISION**

The Remainder of Ptn 26 of the  
Farm Rondeheuvell No 25 Paarl

Scale	1 / 300@A3
Date	May 2000 - August 2023
File No	P2196/88(2)
Plan No	1 REV 3

**ANNEXURE B**

**Legend:**  
PB - denotes Parking Bay

X-3701550

T N



# Memo

**To:** EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE DEPARTMENT  
(ATTENTION: E. CYSTER)  
**From:** ACTING MANAGER: INFRASTRUCTURE DEVELOPMENT  
**Enquiries:** L. SMITH  
**Collaborator number:**  
**Reference number:** 15/4/1 (F25/26) P (1448)  
**Date:** 04 October 2023  
**Subject:** APPLICATION FOR SUBDIVISION, FARM 25 PORTION 26: PAARL

**Time Limit on Conditions:** These conditions will be limited to a period of 2 (two) years from the date as on the covering memo from this department. If after this period no construction has commenced ( this excludes any preparatory work or site clearance) all the studies carried out for the proposed development need to be updated and revised accordingly, this shall include compliance with the latest legislation, amended legislation, latest or amended standards and revised master planning.

**NOTE:** This comment covers a number of disciplines and each section needs to be dealt with by a competent specialist in that field co-ordinated by the consultant managing the application. No correspondence will be entered into with individual consultants

## THE FOLLOWING CONDITIONS WILL APPLY

### 1 STREETS & TRAFFIC

1.1 Any alterations to the existing road network will be the responsibility of the developer which includes design, approval and construction of any additional traffic control and or traffic calming measures.

### 2 STORM WATER

2.1 Any new storm water networks will be the responsibility of the developer, including all internal and bulk connectors;

2.2 Only pre-development run-off of a 1:2 year storm event will be accepted into the existing system. Provision must be made to accommodate the detention of run-off for a 1:50 year storm event; and

2.3 Only pre-development run-off of a 1:2 year storm event will be accepted into the existing system. Provision must be made to accommodate the detention of run-off for a 1:50 year storm event; and

- 2.4 Provision must be made for an effective rainwater harvesting system to be planned and designed for all roof water. The volume of the storage facilities should be based on 0.02m<sup>3</sup>/m<sup>2</sup> roof area.

### **3 WATER**

- 3.1 The Remainder is to reuse the existing water connection;
- 3.2 Portion 83 of farm 25 must be provided with a separate water connection and a separate water meter to municipal specifications at the applicants cost;
- 3.3 The metered connection must be installed one meter inside the erf boundary of portion 83 of farm 25;
- 3.4 Water saving devices shall be installed in toilets, bathrooms and basins; and
- 3.5 Any existing system that is to remain shall be upgraded to minimum municipal standards.

### **4 WASTEWATER SERVICES**

- 4.1 Portion 83 of farm 25 shall use the existing wastewater connection;
- 4.2 *A new connection point must be provided for the Remainder. To enable this, the existing wastewater line in Roos Street must be extended south to provide a connection point for the Remainder. All costs are for the applicants account;*
- 4.3 *The connection manhole must be installed one meter inside the erf boundary of the Remainder; and*
- 4.4 Any existing system that is to remain shall be upgraded to minimum municipal standards.

### **5 SOLID WASTE**

- 5.1 The Municipality undertakes to remove household refuse in accordance with its by-laws and shall make its own arrangements with the occupants of erven for the removal of such household refuse;
- 5.2 A waste recovery/recycling initiative has been implemented in Drakenstein and the development will have to be prepared to comply with any requirements as the project is rolled out;

### **6 DEVELOPMENT CHARGES**

- 6.1 Based on the information provided in the application, no Development Charges are payable by the developer.

## **7 GENERAL**

- 7.1 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 7.2 All of the works, including but not limited to; roads, stormwater, water, sewers, landscaping, irrigation, etc. shall be designed by a suitably registered (ECSA registration for the civil works and SACLAP registration for the landscaping) person and any such works shall be constructed under supervision of such registered person. All such design plans shall be submitted to the Civil Engineering Services Department of Drakenstein Municipality for approval prior to the commencement of construction;
- 7.3 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.4 The above conditions are to be complied with in stages.
- 7.4.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 7.4.2 Requirements associated with the completion of construction, development charges, as-built drawings, maintenance management plans, agreements, etc. These will be complied with prior to the transfer of any property or occupation of any property/building in the phase; and
- 7.4.3 Proof of compliance for the requirements associated with long term operations must be available on request.



**LH SMITH**

**ACTING MANAGER: INFRASTRUCTURE DEVELOPMENT**

I:\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2023\comments\Farm 25 Portion 26, Paarl - Subdivision Final Comments.docx

LHS