



Enquiries: Jeremy Pekeur
Contact number: 021 807 4808
Reference: (15/4/1 -15422) P
Date: 11 August 2025

JP/HK

PJ le Roux
262 Main Road
Paarl
7646

Email: pj@pjleroux.co.za

Sir

RE-APPROVAL OF THE SUBDIVISION OF ERF 15422 PAARL, CAMELLIA STREET

Your application under reference O 20-101 dated 2 April 2025 (Collaborator reference 2258702) refers.

1. A re-approval is hereby granted in terms of Section 60 of the Drakenstein By-Law on Municipal Land Use Planning 2018, for the subdivision of Erf 15422 Paarl into **Erf 31967 Paarl** ($\pm 229\text{m}^2$) and **Remainder of Erf 15422 Paarl** ($\pm 174\text{m}^2$), as per Surveyor-General diagram No. 4237/2011.
2. The approval granted in paragraph 1, above, is subject to the following conditions imposed in terms of Section 66 of the Drakenstein Municipality Land Use Planning By-Law, 2018:
 - 2.1 A firewall, in compliance with SANS 10400 Part T, in terms of the National Building Regulations and Building Standards Act (Act 103 of 1977, as amended), must be erected between the semi-detached dwelling units located on Erf 31967 Paarl and the Remainder of Erf 15422 Paarl.
 - 2.2 A competent person in the following discipline: structural engineering and fire protection and installation, must certify, in his/her professional capacity, that the structural integrity and fire protection and installation of the building structures, located on Erf 31967 Paarl and Remainder respectively, comply with the National Building Regulations and Building Standards Act (103 of 1977, as amended).

- 2.3 A building plan application for the block wall along the line Ax, as indicated on SG diagram 4237/2011, must be submitted to the municipality's Building Control section, noting that the wall shall comply with SANS 10400 Part T, in terms of the National Building Regulations and Building Standards Act (Act 103 of 1977, as amended).
 - 2.4 Building plan approval must be obtained for all unauthorised structures on Erf 31967 Paarl and the Remainder of Erf 15422 Paarl. Alternatively, the structures must be demolished.
 - 2.5 Adherence to the conditions imposed by the Manager: Infrastructure Management, Civil Engineering Services, Drakenstein Municipality, in his memorandum referenced 15/4/1 (15422) P (0808) dated 10 June 2025 (See Annexure A).
 - 2.6 Adherence to the conditions imposed by the Manager: Planning and Customer Services, Drakenstein Municipality: Electro Technical Engineering Services Department, in his memorandum referenced 8/2/5_15422 dated 4 August 2025 (See Annexure B).
 - 2.7 Erf 31967 Paarl and the Remainder of Erf 15422 Paarl must each have its own separate electricity connection cable from the street.
 - 2.8 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.
 - 2.9 This approval lapses unless separate registration of Erf 31967 Paarl is affected in the Deeds Registry within five years of the date of the final approval 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.
3. The owner's attention must be drawn to the following:
- 3.1 Authority for the separate registration of the newly created erf will not be issued by the municipality unless conditions 2.1 to 2.9 above, where applicable, have been satisfactorily complied with.
 - 3.2 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.
 - 3.3 Plans for any proposed construction or changes to services are to be submitted to the Civil Engineering Services Department for approval prior to construction.
 - 3.4 The future addresses for the newly created erven will be as follow:
 - 3.4.1 Erf 31967 Paarl - No. 1A Camellia Street
 - 3.4.2 Remainder of Erf 15422 Paarl - No. 1 Camellia Street

4. The following are regarded as the reasons for the above approval decision:
- 4.1 The proposal is in line with the Drakenstein Municipality densification policy.
 - 4.2 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.
 - 4.3 There is adequate infrastructural capacity for the proposal.
 - 4.4 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 Bylaw 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 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.

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, 762 2 or at customercare@drakenstein.gov.za

Yours faithfully



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

Memo

To:	EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE (ATTENTION: L. KUALI)
From:	EXECUTIVE DIRECTOR: ENGINEERING SERVICES
Enquiries:	LH. SMITH
Collaborator number:	2258702
Reference number:	15/4/1 (15422) P (0808)
Date:	10 June 2025
Subject:	APPLICATION FOR SUBDIVISION: ERF 15422, PAARL

These conditions will be subject to review by the Engineering Services Department upon receipt of Civil and/or building plans for approval. This may require all the studies carried out for the proposed development to be updated and revised accordingly, which shall include compliance with the latest legislation, amended legislation, latest or amended standards and revised master planning.

The aforementioned is based on the possibility of changes in the physical environment in respect of engineering infrastructure between date of issuing of conditions and actual building/construction being imminent, which may impact on available relevant infrastructure capacities as at time of initial issuing of conditions.

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 new roads/streets and accesses will be the responsibility of the developer, including all internal and bulk connectors;
- 1.2 *A new vehicular access must be provided for the Remainder at the cost of the applicant off Camelia Street.*

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 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 0.02m³/m² roof area.

3 WATER

- 3.1 ***The existing water meter on Portion 1 must be relocated to one meter inside the erf boundary and is available at the standard fee;***
- 3.2 All individual portions must be provided with a separate water connection and a separate water meter with a maximum size of 20mm to municipal specifications;
- 3.3 ***A separate water connection must be provided for the Remainder and is available at actual cost;***
- 3.4 ***The existing water system must be separated for each individual portion;***
- 3.5 Water saving devices shall be installed in toilets, bathrooms and basins; and
- 3.6 Any existing system that is to remain shall be upgraded to minimum municipal standards.

4 WASTEWATER SERVICES

- 4.1 ***The existing wastewater connections must be retained for portion 1;***
- 4.2 ***The remainder erf must be provided with a new wastewater connection and must be installed one meter inside the erf boundary at actual cost;***
- 4.3 ***The wastewater system must be separated for each individual portion;***
- 4.4 Any existing system that is to remain shall be upgraded to minimum municipal standards; and
- 4.5 ***The existing sewer system to be separated for each individual portion.***

4.6 SOLID WASTE

- 4.7 The Municipality undertakes to remove household refuse in accordance with its by-laws;
- 4.8 Such refuse collection will be provided as a kerbside service;
- 4.9 Additional wheely bin available, if required; and

- 4.10 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.

5 DEVELOPMENT CHARGES

- 5.1 Based on the information provided in the application, the Development Charge payable by the developer is **R 25 545 (Excl VAT)**. The levy is valid until **30 June 2025** where after a new calculation is required. The value has been calculated as follows:

- 5.1.1 Water = R 7 699
- 5.1.2 Sewer = R 5 827
- 5.1.3 Roads = R 8 511
- 5.1.4 Stormwater = R 0
- 5.1.5 Solid Waste = R 3 509

6 GENERAL

- 6.1 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 6.2 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;
- 6.3 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 6.4 A set of accurate as-built drawings as per Drakenstein Municipality: Civil Engineering Department's Standards must be submitted at the practical completion inspection; and
- 6.5 The above conditions are to be complied with in stages.
- 6.5.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
 - 6.5.2 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 subdivided erf within the development property or occupation of any property/building in the phase; and

6.5.3 Proof of compliance for the requirements associated with long term operations must be available on request.



LH Smith

SENIOR MANAGER: INFRASTRUCTURE MANAGEMENT

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Development Charges Summary

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[illegible]

[illegible]

TOTAL	1.20	1.00	0.02	0.00	1.00
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[illegible]

APPLICABLE CREDITS (%)	2022	2021	2020	2019	2018
0%					
RO					

Reed

Erf15422

Single Residential (Low Income)

R	7,699	R	5,827	R	3,509	R	8,511
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[illegible]

R	7,699	R	5,827	R	-	R	3,509	R	8,511
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0%

Ro

R 25,545

R 3.832

R 20.377

R 20.277

R 3.832

R 20.277

Memo

To:	Senior Manager: Land Development Management For attention: H Strijdom/C van der Bank/E Cyster
From:	Manager: Planning and Customer Services
Enquiries:	L Laing
Reference number:	8/2/5_15422
Date:	4 August 2025
Subject:	PROPOSED SUBDIVISION, ERF 15422, PAARL

Time Limit on Conditions: These conditions will be limited to a period of one (1) year from the date as on the covering memo from this department. After this period a re-application must be submitted for approval by this department.

1. INFORMATION REQUIRED/OUTSTANDING

1.1. None.

2. THE FOLLOWING CONDITIONS WILL APPLY

- 2.1. Only one service cable connection per erf is allowed.
- 2.2. The installation must be changed as such that each proposed subdivided or consolidated erf is supplied from the street boundary with one single cable supply. All wireways within each proposed subdivided or consolidated property will be wired in such a way that there are no cross feeds over erven.
- 2.3. No trees or any type of structures may be erected under or near any new or existing electrical infrastructure.
- 2.4. All electrical equipment shall comply with Drakenstein Municipality standards and have twenty-four-hour access for maintenance purposes.
- 2.5. The developer will be responsible for all cost in the case where he or she request any infrastructure situated in the road reserve to be moved or relocated to new proposed positions.
- 2.6. The developer is required to include measures to improve energy efficiency for any additional load requirement to the existing electrical supply.
- 2.7. It may be requested to register service servitudes where existing and or new infrastructure will or have been installed.

- 2.8. A service level agreement between the Municipality and the owner or developer of above-mentioned erf must be arranged at Electro-Technical Engineering Department (Planning and Design division - Chief Engineering Technician).

3. GENERAL

- 3.1. NRS069 Network recovery cost will apply and will be calculated according to the following as indicated in approved tariffs: **R4,537.02 per kVA (V.A.T. excluded)**. The cost as mentioned above is valid until 30 June 2026 and will escalate thereafter for each upcoming financial year which is between 1 July and 30 June.
- 3.2. The developer will be responsible to carry all cost of the electrical installation.
- 3.3. All upgrade and service costs must be paid at the Financial Services Section in cash before any service connection may be rendered.
- 3.4. A private registered electrical installation electrician shall be used to do all installations and alterations according to SANS 10142, Occupational Health and Safety Act (Act 85 of 1993) and Drakenstein Municipal by-laws prior to the development.
- 3.5. A certificate of compliance and occupational certificate must be handed over to the Electro-Technical Engineering Department (Service section) on the day the service is rendered or as the case may be.
- 3.6. The Manager: Planning and Customer Services with reference to the services and conditions has no objection to this application.

Yours faithfully



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MANAGER: PLANNING AND CUSTOMER SERVICES

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