

Col no: 1962168
Enquiries: C van der Bank
Tel no: (021) 807 4832
Date: 14 June 2024

JA/CB
15/4/1 (17185) P

David Hellig & Abahamse
Land Surveyors
PO Box 18
PAARL
7622

DAVID@dhaa.co.za

Sir

APPLICATION FOR CONSENT USE FOR ERF 17185 PAARL

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 **Consent use** on Erf 17185 Paarl, in order to convert the existing dwelling unit including a garage and covered patio into administrative offices only with associated on-site parking, as depicted on the Site Plan, drawn by *D+Y Architecture Ref No 2022-035-PRL (Annexure B)*.
2. The approval mentioned in the paragraph 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 set by the Drakenstein Municipality: Civil Engineering Services Division, as set out in its memorandum 15/4/1 (17185) P (1471) dated 2 December 2022, (**Annexure H**);
 - 2.2 Adherence to the conditions as set by Land Development Management:
 - 2.2.1 The use of Erf 17185 Paarl shall be limited to administrative offices as indicated on the Site Development Plan, (**Annexure B**). Any amendment to the Site Development Plan, shall be subject to approval by the Council.

2./...

- 2.2.2 Sufficient on-site parking must be provided on Erf 17185 Paarl for employees and visitors. The 6m wide servitude is reserved for access purposes only. No parking related to the office on Erf 17185 Paarl, shall be allowed within the mentioned servitude.
- 2.2.3 No buildings or structures may be erected, or existing structures altered, without the approval of building plans by Council; and
- 2.2.4 Should the applicant fail to comply with the any of the above-mentioned conditions of approval, the Council reserves the right to impose further conditions in future if deemed necessary.

3. The following be regarded as the reasons for the decision:

- 3.1 The proposed office with associated on-site parking shall be restricted to the area depicted in the site development plan (**Annexure B**);
- 3.2 The operation of an administrative office from Erf 17185 Paarl is not expected to have a significant negative impact on the surrounding dwelling units and area;
- 3.3 Existing municipal infrastructure and capacity is available to accommodate the proposed office land use;
- 3.4 All relevant internal departments consented to the proposal; and
- 3.5 The proposal is line with the Drakenstein Spatial Development Framework (SDF); and
- 3.6 The property is located along an activity corridor.

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** from the date of registration of the letter. 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 as well as **the new owner of Erf 17188 Paarl** of their right of appeal – proof of notification **must** be provided. 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

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, and Henk Strijdom, henks@drakenstein.gov.za

REM. STERLING STREET
13.79m SITE BOUNDARY

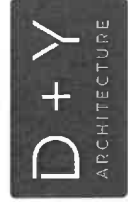


SITE PLAN
SCALE 1:100

AREA CALCULATIONS:	
BRG	497.00 m ²
COVERAGE, Existing	33.19 %
TOTAL EXISTING GROUND STOREY	
including Existing building	536.74 m ²
Existing parking garage	90.08 m ²
Existing covered patio (not enclosed)	47.72 m ²
Existing open areas	113.34 m ²
excluding Existing open areas	
TOTAL	148.74 m ²

- THE DESIGN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.
- ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE H.A.P. SANS 10400 AND LOCAL AUTHORITY REGULATIONS.
- CONTRACTOR, SUB-CONTRACTORS & SPECIALIST SUB-CONTRACTORS TO FURNISH ALL DIMENSIONS AND LEVELS ON SITE.
- ANY DISCREPANCIES TO BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION.
- USE FINISHED DIMENSIONS DOES NOT SCALE.
- CONTRACTOR, SUB-CONTRACTORS & SPECIALIST SUB-CONTRACTORS TO ENSURE WORKS TENDERED UPON COMPLY WITH ALL RELEVANT SAFETY AND/OTHER HEALTH STANDARDS. ANY BREACHES TO BE IMMEDIATELY REPORTED TO THE ARCHITECT.
- DRAWINGS TO ENSURE LEGALITY, COMPLIANCE TO BE QUANTIFIED AT TENDER STAGE.

REV.	DATE	DESCRIPTION



www.dplussy.co.za | -27 72 3456 161 • d@dplussy.co.za
1 Wilgerspruit Crescent, Pearl, 7646

PROJECT
Site development plan for existing building converted to office space, Erf 17185, Paarl

CLIENT	J. Coosen		
REF.	2022-035-PDL	FOR	SDP
DESCRIPTION	SITE DEVELOPMENT PLAN, SITE PLAN		

DWG No	035/C01	REVISION	00
DRAWN	DB	CHECKED	DB PIA/cl247SG772
DATE	2022 / 04 / 13	SCALE	A5 SHOWN @ A2



Memo

To: EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT
(ATTENTION: C. VAN DER BANK)
From: MANAGER: INFRASTRUCTURE MANAGEMENT
Enquiries: L. PIENAAR
Collaborator number:
Reference number: 15/4/1 (17185) P (1471)
Date: 02 December 2022
Subject: APPLICATION FOR CONSENT USE: ERF 17185 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 new roads/streets and accesses will be the responsibility of the developer, including all internal and bulk connectors; and
- 1.2 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 STORMWATER

- 2.1 No comment.

3 WATER

- 3.1 The existing water connection must be retained;

- 3.2 Water saving devices shall be installed in toilets, bathrooms and basins; and
- 3.3 Any existing system that is to remain shall be upgraded to minimum municipal standards.

4 WASTEWATER SERVICES

- 4.1 The existing wastewater connection is to be retained; and
- 4.2 Any existing system that is to remain shall be upgraded to minimum municipal standards.

5 SOLID WASTE

- 5.1 The Municipality undertakes to remove refuse in accordance with its by-laws and shall make its own arrangements with the occupants of the erf for the removal of such household refuse; and
- 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

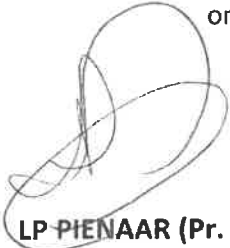
- 6.1 Based on the information provided in the application, no Development Charges are payable by the developer.

7 GENERAL

- 7.1 When at any stage in future the municipality is required to take over ownership and maintenance of civil infrastructure, it will be the responsibility of the property owners to ensure all water and wastewater connections adhere to municipal standards and by-laws;
- 7.2 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 7.3 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;
- 7.4 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.5 The above conditions are to be complied with in stages.
 - 7.5.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;

7.5.2 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 property or occupation of any property/building in the phase; and

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



LP PIENAAR (Pr. Eng)

MANAGER: INFRASTRUCTURE MANAGEMENT

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LP/cb