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Date: 19 July 2024

JP/HK
15/4/1 (21137) P

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Sir

SUBDIVISION OF ERF 21137 PAARL, CORNER OF HAROLD, ABATTOIR AND VOLKS STREETS

I refer to your application under reference O 20-93 dated 2 April 2024.

1. **Approval is hereby granted** in terms of Section 60 of the Drakenstein Municipality Land Use Planning By-Law, 2018, for the **subdivision** of Erf 21137 Paarl into **Portion A** ($\pm 440\text{m}^2$) and **Remainder** ($\pm 785\text{m}^2$), as shown on Subdivisional Plan No. PA21137-1 dated 13-09-2023.
2. The approval granted in paragraph 1 above, is subject to the following conditions imposed in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
 - 2.1 A copy of the approved subdivision diagram for Portion A must be submitted to the municipality.
 - 2.2 Building plan ref. 963/2003, submitted in 2003 for the conversion of the outbuilding located at the north-western corner of the Remainder, has lapsed and needs to be resubmitted for approval thereof. All other unauthorised building work to be indicated as proposed on the above application.
 - 2.3 The safety distance of the existing H4 building must comply with the requirements of SANS 10400-T:2024 in relation to the new proposed boundary.
 - 2.4 Adherence to the conditions laid down by the Executive Director: Engineering Services, Drakenstein Municipality, in his memorandum 15/4/1 (21137) P (840) dated 24 June 2024. **(See Annexure A).**

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- 2.5 Adherence to the conditions laid down by the Manager: Planning and Customer Services, Drakenstein Municipality: Electro Technical Engineering Services Department, in his memorandum referenced 8/2/5_21137 dated 3 June 2024 (See Annexure B).
 - 2.6 Energy-saving devices such as contained in the Drakenstein Municipality Green Building Manual, available at the Spatial Planning Section, must be made use of as far as possible.
 - 2.7 For the proposed development, the developer must institute water conservation measures such as only using non-potable water for on-site construction activities, Sustainable Drainage Systems for controlling surface runoff water, rainwater harvesting, greywater recycling and similar technical advancements such as low flow shower heads, dual flush toilets and water-wise gardens.
 - 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 Portion A 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 No rates clearance for the registration of the Portion A will be issued by municipality until conditions 2.1 to 2.9 above, where applicable, have been complied with to the satisfaction of the municipality.
 - 3.2 No building plan for Portion A will be approved unless it has a separate water and sewer connection.
 - 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 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.
 - 3.5 The street address for Portion A will be either: № 46A Abattoir Street or № 1A Volks Street.

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4. The following are regarded as the reasons for the above approval decisions:
- 4.1 The proposal is consistent with the development principals of the Drakenstein Spatial Development Framework and the municipality's densification policy;
 - 4.2 The proposed development will not detract from the character of the surrounding area;
 - 4.3 The property is located within the urban edge, thereby eliminating urban sprawl; and
 - 4.4 The level of densification proposed is low and contextually appropriate.

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, 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