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Date: 31 January 2023

JP/HK
15/4/1 (1026) W

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Sir

RE-APPROVAL: SUBDIVISION OF ERF 1026 WELLINGTON, CORNER OF VOOR STREET AND KRONENBERG STREET / PASSAGE

Your letter under reference 1155/67(2), dated 12 May 2022, refers.

1. Approval has been granted in terms of Section 60 of the Drakenstein By-Law on Municipal Land Use Planning, 2018, for the **subdivision** of **Erf 1026** Wellington into **Portion A** ($\pm 1449\text{m}^2$) and **Remainder** ($\pm 1040\text{m}^2$), as depicted on Plan of Subdivision No. 1 REV1 dated May 2022.
2. The approval granted in paragraph 1 above, is subject to the following conditions imposed in terms of Section 66 of the Drakenstein By-Law on Municipal Land Use Planning, 2018:
 - 2.1 A copy of the newly approved Surveyor-General diagram for Portion A must be provided to the municipality.
 - 2.2 Adherence to the conditions laid down by the Manager: Infrastructure Management, Civil Engineering Services, Drakenstein Municipality, in his memorandum referenced 15/4/1 (1026) W (34) dated 23 January 2022 (**See Annexure A**).

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- 2.3 Adherence to the following conditions laid down by the Manager: Planning and Customer Services, Drakenstein Municipality: Electro Technical Engineering Services Department:
- 2.3.1 Each erf must have its own supply from the communal road reserve.
- 2.3.2 NRS069 network recovery cost will be calculated according to the approved tariffs: R3 297.01 per kVA.
- 2.3.3 The developer shall be responsible to pay for any service to be relocated as such that no services cross feed over the subdivision or remainder.
- 2.3.4 All cost pertaining to the service connection or any other request for relocation of existing services shall be for the responsibility of the owner.
- 2.4 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, grey water recycling and similar technical advancements such as low flow shower heads, dual flush toilets and water-wise gardens.
- 2.5 Energy-saving devices such as contained in the Drakenstein Municipality Green Building Manual (document available at the Spatial Planning Section) must be made use of as far as possible.
- 2.6 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.
3. The owner's attention must be drawn to the following:
- 3.1 Authority for the separate registration of any newly created erf will not be issued by the municipality unless conditions 2.1 to 2.6, 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.

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- 3.4 The future address for Portion A: No. 3 / 5 Kronenberg Street.
4. The following are regarded as the reasons for the above approval decisions:
- 4.1 The proposed subdivision is consistent with the principals and objectives of the SDF with respect to densification.
- 4.2 The proposed subdivision is in line with the municipality's densification strategy;
- 4.3 The proposal will optimise the use of existing resources, services infrastructure and land within the urban edge, thereby negating urban sprawl;
- 4.4 The proposal makes optimal use of presently underutilized land in terms of its development potential.
- 4.5 No insurmountable problems with regards to the provision of services are expected.

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 By-Law 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 also 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
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