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Date: 13 May 2022

JP/HK
15/4/1 (1191) W
LS 2453

David Hellig & Abrahamse
Land Surveyors
PO Box 18
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7622

Email: plan@dhaa.co.za

Sir

APPLICATION FOR SUBDIVISION OF ERF 1191 WELLINGTON, BAIN STREET

Your letter under reference P2214/88(2), dated 10 November 2021 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 Erf 1191 Wellington into **Portion A** ($\pm 338\text{m}^2$), **Portion B** ($\pm 13\text{m}^2$) and **Remainder** ($\pm 490\text{m}^2$), as depicted on Subdivision Plan No.2 Rev 2, dated Aug - Oct 2021.
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 Copies of the approved diagrams for Portions A and B must be provided to the municipality.
 - 2.2 The window opening in the southern façade of the garage must be permanently closed up.
 - 2.3 Portion B must be registered into the name of the municipality at the cost of the owner of Erf 1191 Wellington.

- 2.4 Building work on Portion A is restricted to one, single storey only, residential unit. This condition must be recorded in the title deed of Portion A.
 - 2.5 Adherence to the conditions laid down by the Manager: Infrastructure Management, Civil Engineering Services, Drakenstein Municipality, in his memorandum referenced 15/4/1 (1191) W (0021) dated 9 March 2022 (**Annexure A**)
 - 2.6 Adherence to the conditions laid down by the Manager: Planning and Customer Services, Electro Technical Engineering Services, Drakenstein Municipality, in his memorandum referenced 1911 dated 18 March 2022 (**Annexure B**).
 - 2.7 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 No Authority for the separate registration of any newly created erf will not be issued by the municipality unless conditions 2.1 to 2.7 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 onus rests on the prospective owners of Portion A and the Remainder to ensure that the correct amount of toilets on each portion is provided the municipality's Finance Department.
 - 3.5 The future street address for Portion A is:

No. 70A Bain 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 provides for optimal utilisation of existing services and infrastructure;

- 4.3 The creation of another residential opportunity will contribute to the alleviation of scarcity of erven in Wellington;
- 4.4 There is adequate municipal infrastructural capacity for the proposal;
- 4.5 The property is located within the delineated urban edge, thus reducing urban sprawl; and
- 4.6 The proposed subdivision is considered compatible with surrounding land uses.

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 USE PLANNING & SURVEYING

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