



DRAKENSTEIN

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Date: 1 October 2020

HK/
15/4/1 (13054) W

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Sir

SUBDIVISION OF ERF 13054 WELLINGTON, ONVERWACHT ESTATE.

Your letter under reference O 20-65 dated 18 February 2020 refers:

1. Approval has been granted as follows:

In terms of Section 60(1)(a) of the Drakenstein By-law on Municipal Land Use Planning, 2018, for the subdivision of Erf 13054 Wellington into **Portion A** ($\pm 360\text{m}^2$), and **Remainder** ($\pm 400\text{m}^2$), as indicated on Plan of Subdivision No. W13054/04/02 dated 25 Sept. 2020.

2. The approval granted in paragraph 1 above, is subject to the following conditions laid down in terms of Section 66 of the Drakenstein By-Law on Municipal Land Use Planning, 2018:

- 2.1 A copy of the approved subdivision diagram for Portion 1 must be provided to the municipality.
- 2.2 The owner of Portion 1 must automatically become a member of the Home Owners' Association upon registration of the erf in the Deeds Office.
- 2.3 Adherence to the conditions laid down by the Manager: Infrastructure Management, Drakenstein Municipality Civil Engineering Services, in his memorandum 15/4/1 (13054) W (1276) dated 18 August 2020 (See Annexure A).
- 2.4 Adherence to the conditions laid down by the Manager: Planning and Customer Services, Drakenstein Municipality: Electro Technical Engineering Services Department, in his memorandum referenced 13054 dated 11 September 2020 (See Annexure B).
- 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.

- 2.6 For the proposed development of Portion 1, the developer must institute water conservation measures such as only using non-potable water for on-site construction activities, rainwater harvesting, grey water recycling and similar technical advancements such as low flow shower heads, dual flush toilets and water-wise gardens.
- 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 Authority for the separate registration of Portion 1 will not be issued by the municipality unless conditions 2.1 to 2.7, where applicable, have been complied with satisfactorily.
- 3.2 No building plan will be approved for Portion 1 unless it has a metered water connection 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.
4. The following are regarded as the reasons for the above approval decisions:
- The proposal is in line with the Drakenstein Municipality densification policy.
 - The proposal is supported by the Home Owners' Association.
 - The proposal is not inconsistent with the residential character of the area.
 - The proposal will create another residential opportunity.
 - The proposal is merely a reversion to the original status of two erven.

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 By-law on the Land Use Planning, 2018, by any person whose rights are effected by the decision, within **21 days** from the date of registration of the letter. The approval is therefore suspended until further notice.

The surrounding property owners who were notified of the application during the public participation process be informed of the general right of appeal of the Executive Mayor being the Appeal Authority, in terms of Section 79(3) of the Drakenstein By-Law on Municipality Land Use Planning, 2018, by any person whose rights are affected by the decision, within **21 days** from the date of the right registration of the letter. The appeal procedures are set out in Section 80 of the afore-mentioned By- Law.

Yours faithfully



HS STRIJDOM (Pr. Pln A/1058/1998)
MANAGER: LAND USE PLANNING & SURVEYING