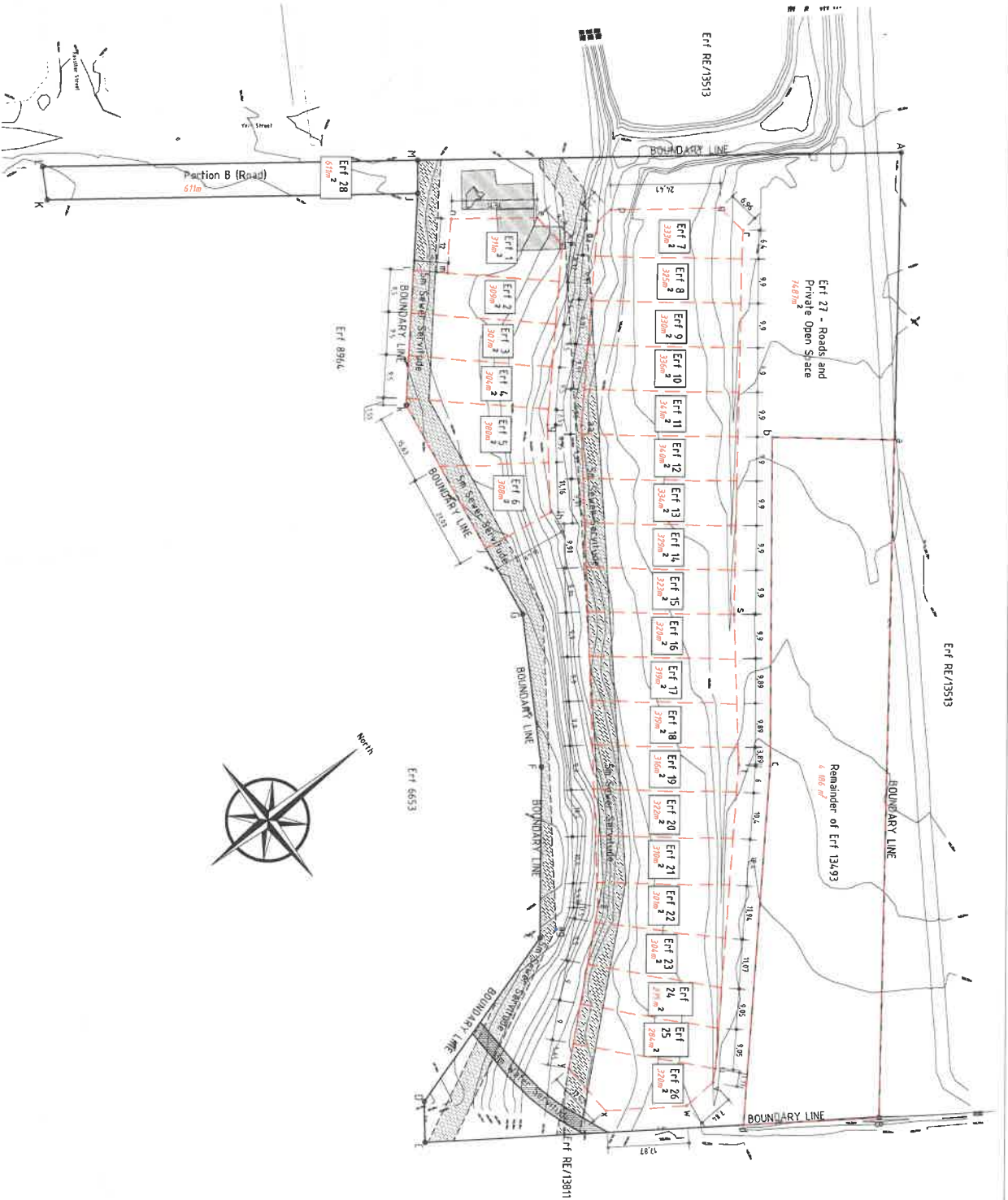
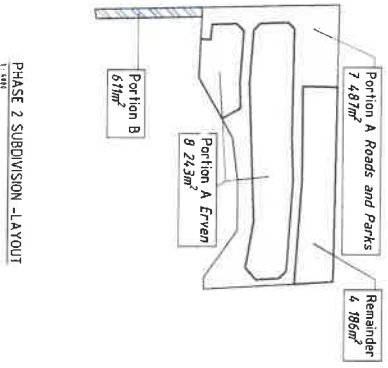


PHASE 2			
Subdivision of Partion A (A, a, b, c, d, C, D, E, F, G, H, J, M) (15730ha)			
PROPOSED EREVEN			
Zoning	Group Housing	Erf 27	Open Space
Land Use	Group Housing Units	Private Road & Private Open Space	
Size	±273ha - ±330ha	±74.8ha	

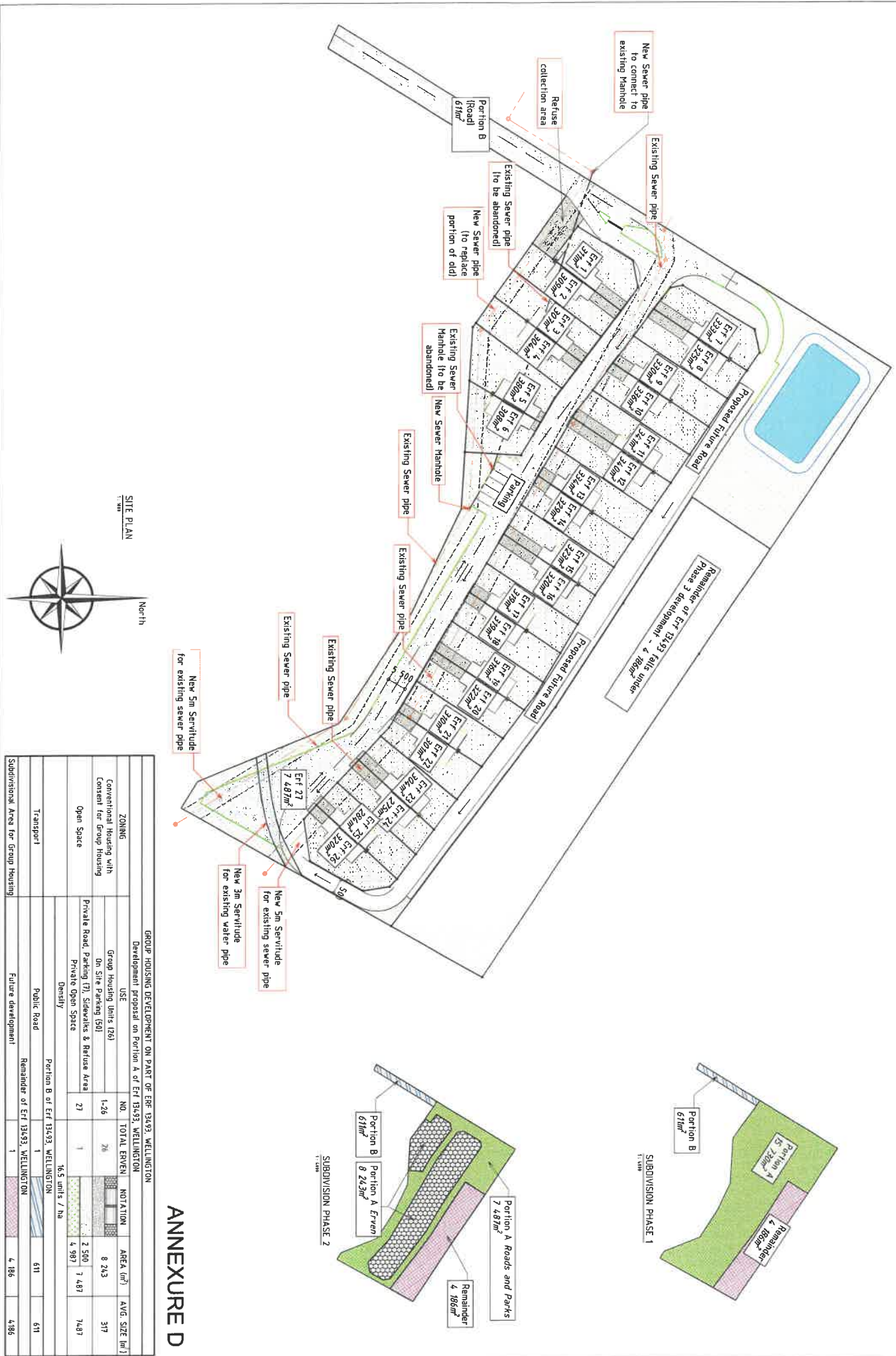


SITE PLAN
1:1000

ANNEXURE C

PROJECT	LAND OWNER	ERVEN DESIGNER	SCALE TITLE	DRAWING NO	STANDARD	ERVEN NUMBER	DRAWING NUMBER
BEAUMONT DEVELOPMENTS	BEAUMONT DEVELOPMENT ON ERF 13493, WELLINGTON	SUBDIVISION PLAN PHASE 2	A1	AS SHOWN	AS SHOWN	1	F13815-P-002





ANNEXURE D

GROUP HOUSING DEVELOPMENT ON PART OF ERF 13493, WELLINGTON

Development proposal on Portion A of Erf 13493, WELLINGTON

ZONING	USE	NO	TOTAL ERVEN	NOTATION	AREA (m ²)	AVG. SIZE (m ²)
Conventional Housing with Consent for Group Housing	Group Housing Units (26)	1-26	26		8 243	317
Open Space	Private Road, Parking (7), Sidewalks & Barbecue Area	27	1		2 500	7 487
	Private Open Space				4 989	7 487
	Density				165 units / ha	
Transport	Public Road		1		611	611
Subdivisional Area for Group Housing	Future development		1		4 186	4 186
	Remainder of Erf 13493, WELLINGTON					
			1		4 186	4 186

Remainder of Erf 13493 falls within Phase 3 development - 4 186m²

F R A M E
CONSULTING ENGINEERS
100/102/104/106/108/110/112/114/116/118/120/122/124/126/128/130/132/134/136/138/140/142/144/146/148/150/152/154/156/158/160/162/164/166/168/170/172/174/176/178/180/182/184/186/188/190/192/194/196/198/200/202/204/206/208/210/212/214/216/218/220/222/224/226/228/230/232/234/236/238/240/242/244/246/248/250/252/254/256/258/260/262/264/266/268/270/272/274/276/278/280/282/284/286/288/290/292/294/296/298/300/302/304/306/308/310/312/314/316/318/320/322/324/326/328/330/332/334/336/338/340/342/344/346/348/350/352/354/356/358/360/362/364/366/368/370/372/374/376/378/380/382/384/386/388/390/392/394/396/398/400/402/404/406/408/410/412/414/416/418/420/422/424/426/428/430/432/434/436/438/440/442/444/446/448/450/452/454/456/458/460/462/464/466/468/470/472/474/476/478/480/482/484/486/488/490/492/494/496/498/500/502/504/506/508/510/512/514/516/518/520/522/524/526/528/530/532/534/536/538/540/542/544/546/548/550/552/554/556/558/560/562/564/566/568/570/572/574/576/578/580/582/584/586/588/590/592/594/596/598/600/602/604/606/608/610/612/614/616/618/620/622/624/626/628/630/632/634/636/638/640/642/644/646/648/650/652/654/656/658/660/662/664/666/668/670/672/674/676/678/680/682/684/686/688/690/692/694/696/698/700/702/704/706/708/710/712/714/716/718/720/722/724/726/728/730/732/734/736/738/740/742/744/746/748/750/752/754/756/758/760/762/764/766/768/770/772/774/776/778/780/782/784/786/788/790/792/794/796/798/800/802/804/806/808/810/812/814/816/818/820/822/824/826/828/830/832/834/836/838/840/842/844/846/848/850/852/854/856/858/860/862/864/866/868/870/872/874/876/878/880/882/884/886/888/890/892/894/896/898/900/902/904/906/908/910/912/914/916/918/920/922/924/926/928/930/932/934/936/938/940/942/944/946/948/950/952/954/956/958/960/962/964/966/968/970/972/974/976/978/980/982/984/986/988/990/992/994/996/998/1000

PROPOSAL DRAWING: SITE DEVELOPMENT PLAN

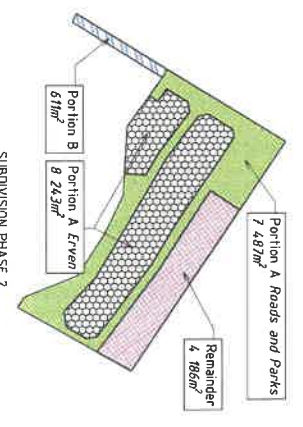
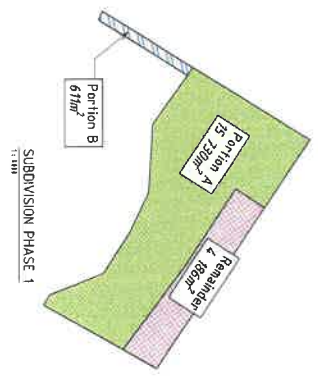
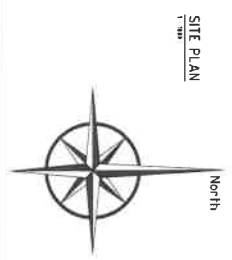
BEAUMONT DEVELOPMENT ON ERF 13493, WELLINGTON

PENTA DEVELOPMENTS

DATE: 17/11/2023

SCALE: 1:1000

PROJECT NO: F13815-P-004



PHASE 2		PHASE 2B	
Subdivision of Portion A (15130ha)			
PROPOSED EXYEN			
PHASE 2A	E1 1-14	E1 15-26	E1 27
Zoning	Group Housing	Group Housing	Group Housing
Land Use	Open Space	Private Road & Private Open Space	Private Road & Private Open Space
Units	4,433	4,275	4,315
Size	130,000 - 138,000	4,433	4,315

ANNEXURE E



Memo

To: EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT
(ATTENTION: E. CYSTER)

From: ACTING MANAGER: INFRASTRUCTURE DEVELOPMENT

Enquiries: LH. SMITH

Collaborator number:

Reference number: 15/4/1 (13493) W (1203)

Date: 17 August 2023

Subject: APPLICATION FOR THE AMENDMENT SITE DEVELOPMENT PLAN AND
CONDITIONS OF APPROVAL FOR ERF 13493, WELLINGTON.

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.

This memo replaces this department's previous memo referenced 15/4/1 (13493) W (0442) dated 12 March 2021.

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 as detailed in the Traffic Impact Assessment (TIA) by hho Consulting engineers dated February 2021.*

2 STORM WATER

- 2.1 *The height of the final floor levels of the structures must be 1.2m above the flood levels as per approved flood line report dated April 2018, revised November 2019;*

- 2.2 ***The emergency overflow path for the detention pond is to be clarified at building or civil plans approval stage;***
- 2.3 No development is allowed within the 1:50 year flood line and any construction within the 1:100 year flood line must be 1m above the 1:100 year flood line;
- 2.4 Any new storm water networks will be the responsibility of the developer, including all internal and bulk connectors;
- 2.5 Pollution control measures to mitigate chemical and solid pollution must be provided at inlet and outlet structures as may be relevant;
- 2.6 Only pre-development run-off of a 1:2 year storm event will be accepted into the existing system. Provision must be made to accommodate the detention of run-off for a 1:50 year storm event; and
- 2.7 Provision must be made for an effective rainwater harvesting system to be planned and designed for all roof water. The volume of the storage facilities should be based on 0.02m³/m² roof area.

3 WATER

- 3.1 ***A 3m wide water pipeline services servitude along the eastern boundary is to be registered in favour of Onverwacht Residential Estate to the north of Krom River;***
- 3.2 ***The exact position of the pipeline must be identified by the developer (trail holes must be made);***
- 3.3 ***No structures, trees or shrubs are allowed in the servitude where the maintenance thereof is the responsibility of the developer;***
- 3.4 ***A bulk water meter chamber must be installed by the Municipality at the cost of the developer. The meter must be installed off York Street (Off Rosister Street) at the entrance of the development;***
- 3.5 All individual portions must be provided with a separate water connection and a separate water meter to municipal specifications;
- 3.6 All the metered connections must be installed one meter inside the erf boundary of each portion;
- 3.7 Water saving devices shall be installed in toilets, bathrooms and basins;
- 3.8 A water demand management plan must be submitted to the Civil Engineering Department and must include and indicate the measures to be put in place to conserve and manage water; and
- 3.9 Any existing system that is to remain shall be upgraded to minimum municipal standards.

4 WASTEWATER SERVICES

- 4.1 ***The re-alignment of a portion of 250mm Ø municipal sewer main line must be undertaken at the cost of the developer and shall not be offset against payable Development Contributions;***

- 4.2 ***A 5m wide services servitude over both the 450mm Ø and 250mm Ø sewer mains must be registered in favour of the Municipality. No other servitudes may be registered within a municipal servitude;***
- 4.3 ***No structures, trees or shrubs are allowed in the servitude;***
- 4.4 ***A sewer connection off main municipal line to be undertaken by the Municipality at the cost of the developer;***
- 4.5 All individual portions must be provided with a separate wastewater connection;
- 4.6 All the connections must be installed one meter inside the erf boundary of each portion; and
- 4.7 A connection manhole must be constructed at each connection point to a maximum depth of 1m; and
- 4.8 Any existing system that is to remain shall be upgraded to minimum municipal standards.

5 SOLID WASTE

- 5.1 The Municipality undertakes, after the proclamation of the development, to remove household refuse in accordance with its by-laws and shall make its own arrangements with the occupants of home owner's organisation in the development, for the removal of such household refuse;
- 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;
- 5.3 Such collection shall be from individual single centralised waste collection site for the development;
- 5.4 Provision should be made for a waste disposal facility and entrance to the township, with lockable gate for wheelie bins (240l bins) and recyclable bags equal to the number of dwellings per development;
- 5.5 A key should be provided to Drakenstein Municipality to be able to unlock the door/gate to garbage area on collection days, from the kerbside;
- 5.6 The garbage area should be enclosed with a 1.8m high fence and need to provided with the following;
- Tap with running water;
 - A gully which is connected to an approved sewer connection;
 - Concrete floor;
- 5.7 Municipal refuse trucks will not enter the development to collect wheelie bins on collection days; and
- 5.8 The developer shall submit an Integrated Solid Waste Management Plan for approval by the department before the completion of the civil works.

6 BULK INFRASTRUCTURE CONTRIBUTION LEVY

- 6.1 Based on the information provided in the application, the Bulk Infrastructure Contribution Levy payable by the developer is **R 1,409,647.20 (Inc VAT)**. The levy is valid until **30 June 2024** where after a new calculation is required. The value has been calculated as follows:
- 6.1.1 Water: 26 erven @13,554.30 = R 352,411.80

- 6.1.2 Sewer: 26 erven @13,554.30 = R 352,411.80
- 6.1.3 Roads: 26 erven @13,554.30 = R 352,411.80
- 6.1.4 Stormwater: 26 erven @13,554.30 = R 352,411.80

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 A services agreement shall be entered into, prior to the start of construction, where in shall be detailed the apportionment of funding of any new works common to the area, including but not limited to road network upgrading, sewerage treatment works upgrading, bulk water supply upgrading, sewage network upgrading;
- 7.3 The developer is responsible for the payment of a Developers Charge (water, sewer, stormwater, solid waste and roads) which can be discounted against the bulk service cost needed for the development;
- 7.4 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 7.5 The findings of the bulk service capacity analysis carried out by councils consultant GLS Engineers, needs to be implemented simultaneously with the development;
- 7.6 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;
- 7.7 The whole of the works shall fall under the control of a single project manager;
- 7.8 The municipality shall be represented at all site meetings for the duration of the construction of the works and to this end timeous notification of such meetings shall be supplied to the Civil Engineering Services Department;
- 7.9 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.10 Where applicable all water network, (downstream of the valve immediately upstream of the bulk water meter, upstream of the connection to the existing system or intersection point with the existing road), sewer network, stormwater network and road network components shall be a private combined system and shall be indicated as such on all documents and plans;
- 7.11 All private combined systems (including but not limited to water, sewer, stormwater, roads, irrigation, etc.) shall be the joint and several responsibility (including but not limited to the administration of the joint account and operation and maintenance of the system) of the members of the homeowners association/body corporate and must be noted as such in any constitution of any such body and any such constitution must be submitted for approval by council. This constitution shall be notarially linked to each separate title deed;

7.12 A set of accurate as-built drawings as per Drakenstein Municipality: Civil Engineering Department's Standards must be submitted at the practical completion inspection; and

7.13 The above conditions are to be complied with in stages.

7.13.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;

7.13.2 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

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



LH. SMITH

ACTING MANAGER: INFRASTRUCTURE DEVELOPMENT

I:\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2023\comments\Erf 13493 Wellington - Amedment of SDP and conditions of approval.docx

LH/lb



Memo

To: Senior Manager: Land Development Management
For attention: H Strijdom/C van der Bank/E Cyster
From: Manager: Planning and Customer Services
Enquiries: L Laing
Reference number: 13493
Date: 8 August 2022
Subject: **APPLICATION FOR AMENDMENT OF LAYOUT PLANS AND CONDITIONS,
ERF 13493, WELLINGTON**

Time Limit on Conditions: These conditions will be limited to a period of two (2) years from the date as on the covering memo from this department. After this period a re-application must be submitted for approval by this department.

1. INFORMATION REQUIRED/OUTSTANDING

1.1. None.

2. THE FOLLOWING CONDITIONS WILL APPLY

- 2.1. Only one service cable connection per erf is allowed.
- 2.2. No trees or any type of structures may be erected under or near any new or existing electrical infrastructure.
- 2.3. All electrical equipment shall comply with Drakenstein Municipality standards and have twenty-four-hour access for maintenance purposes.
- 2.4. Existing and or new electrical services must be allocated in a registered services servitude.
- 2.5. In the case where existing services crosses the adjacent proposed subdivided erf, it will have to be removed or relocate at the cost of the owner.
- 2.6. The developer is required to include measures to improve energy efficiency for this development to reduce consumption of electricity.
- 2.7. A service level agreement between the municipality and the owner or developer of the development must be arrange at Electro-Technical Services Department (Planning and Design division - Chief Engineering Technician).

3. GENERAL

- 3.1. NRS069 Network recovery cost will apply and will be calculated according to the following as indicated in approved tariffs: **R 3 297.01 per kVA (V.A.T. Included)**. Please note, that the per kVA value may change due to the connection type or size to the development resulting the proposed low tension bulk supply to be reconsider as high tension bulk supply by the respective department. The cost as mentioned above is valid until 30 June 2023 and will escalate thereafter for each upcoming financial year which is between 1 July and 30 June.
- 3.2. The developer will be responsible to carry all cost of the electrical installation.
- 3.3. All upgrade and service costs must be paid at the finance section in cash before any service connection may be rendered.
- 3.4. Your attention is drawn to the following electricity by-law:
 - 3.4..1. Unless authorised by the municipality, no person may sell or supply electricity supplied to his or her premises or generated by him or her under an agreement with the municipality, to any other person or persons for use on any other premises, or permit or allow such resale or supply to take place.
 - 3.4..2. A reseller must comply with the licensing and registration requirements set out in the ERA.
 - 3.4..3. If electricity is resold for use upon the same premises, the electricity resold must be measured by a sub meter of a type which has been approved by South African Bureau of Standards and supplied, installed and programmed in accordance with the standards of the municipality.
 - 3.4..4. The tariff at which and the conditions of sale under which electricity is thus resold, shall not be less favourable to the purchaser than those that would have been payable and applicable had the purchaser been supplied directly with electricity by the municipality.
 - 3.4..5. Every reseller must furnish the purchaser with monthly accounts that are at least as detailed as the relevant billing information details provided by the municipality to its electricity customers.
 - 3.4..6. The municipality may request audited reports from resellers to prove that the above resale conditions are met. The cost to obtain audited reports will be borne by the reseller.
- 3.5. Authorization to re-sell electricity can be obtained by council approval only.
- 3.6. Applications to be submitted in writing to the Senior Manager: Electro-Technical Services indicating the following:
 - The application must also include a load profile to indicate the power usage per month with peak, standards, off peak loads, etc.

- 3.7. A private registered electrical consultant as well as an installation electrician shall be used to do all designs, installation(s) and alterations according to SANS 10142, Occupational Health and Safety Act (Act 85 of 1993) and Drakenstein Municipal by-laws prior to the development.
- 3.8. A certificate of compliance and occupational certificate must be handed over to the Electro-Technical Services Department (Service section) on the day the service is rendered, or case may be.
- 3.9. The Manager: Planning and Customer Services with reference to the services and conditions has no objection to this application.

Yours faithfully

L LAING
MANAGER: PLANNING AND CUSTOMER SERVICES
I:\BEPLAN_3\Sub_Divisions_Rezoning\202223\13493

ANNEXURE P

Planning (R Mowzer)
(Erf 13493 Wellington)

Incom
Coll no: 1408819
Enquiries: R Mowzer
Tel no: (021) 807-4822
Date: 04 August 2021

HB/
15/4/1 (13493) W

Frame
1 Gymnasium Street
PAARL
7646

Att: Ms I Jordaan
(iana.jordaan@framegroup.co.za)

Madam

APPLICATION FOR REZONING, SUBDIVISION AND EXEMPTION FOR THE REGISTRATION OF SERVITUDES: ERF 13493 WELLINGTON

I refer to my even-numbered letter dated 13 November 2020 and have to inform you that Council's Land Use Planning Appeal Authority on 20 July 2021, dismissed the appeals submitted by L Fourie, S Bruwer, P Lund, T Fourie, L du Plooy, Q du Plooy, J Janse van Rensburg, D Wessels, S Kotze, D de Villiers, J Pretorius, C van Schalkwyk, W Theunissen, N Louw and S Botha.

In light of the above I confirm hereby as follows:

1. **Final** approval has now been granted in terms of Section 60(1)(a) of the Drakenstein By-law on Municipal Land Use Planning, 2018, for the following:
 - 1.1 **Rezoning** of Erf 13493 Wellington from Agricultural Zone to Subdivisional Area, in order to establish a group housing development thereon, as indicated on the Site Development Plan (**Annexure D already in your possession**);
 - 1.2 **Subdivision** of the application property (± 2.05 ha) into 3 separate portions, as indicated on the Subdivision Plan (Phase 1), Drawing No: F13815-P-001 (**Annexure B**), bearing my Council's stamp of approval dated **04 August 2021**, as follows:

Portion	Extent
Portion A (Group Housing Zone)	± 1.5102 ha
Portion B (Public Road)	± 618 m ²
Remainder Erf 13493 (Subdivisional Area for group housing)	± 4805 m ²

- 1.3 **Further subdivision** of Portion A (± 1.5102 ha), as indicated on the Subdivision Plan (Phase 2), Drawing No: F13815-P-002 (Annexure C), bearing my Council's stamp of approval dated 04 August 2021, as follows:

PORTION A			
Number of Erven	Extent (m ²)	Zoning	Land Use
26	8708	Group Housing Zone	Dwelling House/Group House
1	7012		Private Open Space, Refuse Yard, Private Roads/Sidewalks

- 1.4 It is herewith certified that the following servitudes be exempted from the provisions of Sections 15 and 20 to 23 of the Drakenstein By-law on Municipal Land Use Planning, 2018, as indicated on Subdivision Plan (Phase 1), F13815-P-001 and Subdivision Plan (Phase 2), F13815-P-002 (Annexure B and C) respectively, as follows:
- 1.4.1 A 5m servitude for the municipal sewer line across the entire application property;
 - 1.4.2 A 3m servitude for the municipal sewer line across the entire application property;
 - 1.4.3 A 3m servitude for the private water line in favour of Onverwacht Residential Estate Homeowners Association;
 - 1.4.4 A 2m servitude for the internal sewer line across Erven 1-8;
 - 1.4.5 A 2m servitude for the internal sewer line across Erven 11-13; and
 - 1.4.6 A 2m servitude for the internal sewer line across Erven 14-25.
- 1.5 The phasing of the development is supported from a land use planning perspective in accordance with the sub-phasing plan (Annexure D1 already in your possession).
2. The approval granted in paragraphs 1.1 to 1.3 above, is subject to the following conditions, laid down in terms of Section 66 of the Drakenstein By-law on Municipal Land Use Planning:
- 2.1 Adherence to the conditions laid down by Drakenstein Municipality: Civil Engineering Services Division in its memorandum with reference 15/4/1 (13493) W (0442) dated March 2021 (Annexure VIII);
 - 2.2 Adherence to the conditions laid down by Drakenstein Municipality: Electro Technical Engineering Services Division in its memorandum with reference 13493 dated 29 July 2020 (Annexure M already in your possession);

- 2.3 Adherence to the conditions laid down by Drakenstein Municipality: Environmental Management Section in its memorandum with reference 15/4/1 (13493) P dated 25 March 2020 (Annexure O already in your possession);
- 2.4 The following conditions from a town planning point of view, are applicable:
- 2.4.1 The subdivisions must take place largely in accordance with the Subdivision Plans (Annexure B and C), respectively;
 - 2.4.2 The development must takes place largely in accordance with the Site Development Plan (Annexure D);
 - 2.4.3 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;
 - 2.4.4 Any amendments to the application will be subject to the relevant approval;
 - 2.4.5 No new structures are to be erected or existing buildings converted without the prior approval of building plans by Council;
 - 2.4.6 A landscaping plan, as requested by Drakenstein Municipality: Environmental Management Section, be submitted for approval by the Manager: Land Use Planning and Surveying, for approval before submission of building plans;
 - 2.4.7 The developer must ensure that all the necessary measures should be put in place, within habitable buildings, to ensure that the indoor air quality is not affected by emissions from normal agricultural activities;
 - 2.4.8 Consideration of the following water conservation measures must be given: Rainwater harvesting, greywater recycling and similar technical enhancements such as low flow showerheads, dual flush toilets and water-wise gardens;
 - 2.4.9 The sale of electricity to individual residential consumers within the development remain the sole responsibility of the municipality;
 - 2.4.10 No developer, homeowners association or body corporate will be allowed to buy electricity in bulk from the municipality and in turn resell electricity to residential consumers within their respective residential developments;

- 2.4.11 A Homeowners Association must be established, together with the applicable constitution, for the entire development and be submitted to the Manager: Land Use Planning and Surveying for approval, for all inter alia maintenance of internal services, bulk services accounts and homogeneous development control, prior to the transfer of the first erf;
 - 2.4.12 An application must be submitted for the street names and numbering prior to transfer of the first erf;
 - 2.4.13 A copy of the approved diagrams must be submitted to Council for record purposes;
 - 2.4.14 A non-permeable boundary wall must be erected on the southern, western and eastern common boundaries;
 - 2.4.15 The recommendations contained in the Traffic Impact Assessment be adhered to prior to the construction and or building plan phase;
 - 2.4.16 All conditions be adhered to before any clearance certificates are issued;
 - 2.4.17 The municipality has the right to revoke the approval if any of the conditions are not adhered to.
3. The applicant takes note of the following:
- 3.1 The comments provided by Heritage Western Cape in its response to the notification of intent to develop, referenced HM/Drakenstein/Wellington/Erf 13493 dated 23 October 2018 (Annexure J already in your possession); and
 - 3.2 The conditions laid down by the Department of Transport and Public Works in its letter (Annexure K already in your possession).
4. Kindly note that the zonings will accordingly convert to the following, in terms of the Drakenstein Zoning Scheme By-law, 2018:

Beaumont Estate		
Portion A (±1.5102ha)		
Zoning	Land Use	Converted Zoning
Group Housing Zone	Dwelling House/Group House	Conventional Housing Zone, with a deemed consent use for Group house

Zoning	Land Use	Converted Zoning
	Private Open Space, Refuse Yard, Private Roads/sidewalks	Open Space Zone
Portion B (±618m²)		
	Public Road	Transport Zone
Remainder Erf 13493 Wellington (±4805m²)		
Subdivisional Area	Future expansion of Group Housing development	Subdivisional Area

Kindly note that this approval lapses unless separate registration of at least one erf, lot or piece therein is effected in the Deeds Registry within five years of the date of this 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. It should also be noted that the Surveyor-General will, when approving the diagrams of the newly created erven indicate on the back thereof by means of a rubber stamp, the date and reference number of this approval. The Registrar of Deeds will not register the separate registration of the erven until the application for Certificate of Registered Title of Attorney has been endorsed by Council. This endorsement will be given on submission of proof that the conditions of establishment, as set out herein, have been complied with. Furthermore, any special conditions of title hereby imposed must be quoted in the relevant Power of Attorney of application for Certificate of Registered Title, which document must be submitted to Council together with the diagrams for endorsement.

Yours faithfully


S JOHAAR
EXECUTIVE DIRECTOR: CORPORATE SERVICES
LUPAA (2) – 10/07/2021

The Surveyor-General
Private Bag X9028
CAPE TOWN
8000

Sir

Copy of my letter and Subdivision Plans (Phase 1 and 2) for your attention.

Yours faithfully


S JOHAAR
EXECUTIVE DIRECTOR: CORPORATE SERVICES

Planning (R Mowzer)
(Erf 13493 Wellington)

Coll no: 1408819
Enquiries: R Mowzer
Tel no: (021) 807-4822
Date: 04 August 2021

HB/
15/4/1 (13493) W

(See address list)

Dear Sir/Madam

APPEAL: APPLICATION FOR REZONING, SUBDIVISION AND EXEMPTION FOR THE REGISTRATION OF SERVITUDES: ERF 13493 WELLINGTON

I refer to your letter of appeal and have to inform you that Council's Land Use Planning Appeal Authority on 20 July 2021, resolved as follows, that:

1. *The appeals submitted by the appellants, L Fourie, S Bruwer, P Lund, T Fourie, L du Plooy, Q du Plooy, J Janse van Rensburg, D Wessels, S Kotze, D de Villiers, J Pretorius, C van Schalkwyk, W Theunissen, N Louw and S Botha, be dismissed.*
2. *Condition 2.1 in the initial approval be replaced with the following:*
 - 2.1 *Adherence to the conditions laid down by Drakenstein Municipality: Civil Engineering Services Division in its memorandum under reference 15/4/1 (13493) W (0442) dated March 2021.*
3. *The following additional conditions be added to the approval:*
 - 3.1 *A non-permeable boundary wall be erected on the southern, western and eastern common boundaries;*
 - 3.2 *The recommendations contained in the Traffic Impact Assessment be adhered to prior to the construction and/or building plan phase;*
 - 3.3 *All conditions be adhered to before any clearance certificates be issued; and*
 - 3.4 *The municipality has the right to revoke the approval if any of the conditions are not adhered to.*
4. *The reasons for the decision be as follows:*

- 4.1 *The appeal does not provide sufficient motivation that the Authorised Official did not apply his mind in terms of the requirements laid down by the Drakenstein By-law, SPLUMA and LUPA, when the application was considered;*
- 4.2 *The appeal submissions did not include any new information which could question the desirability of the proposed residential development but rather stipulated concerns which were sufficiently addressed;*
- 4.3 *All the traffic concerns raised by the appellants have been sufficiently addressed by the applicant and the subsequent updated Traffic Impact Study dated February 2021; and*
- 4.4 *An additional condition of approval, relating to the boundary wall, was laid down to help mitigate possible noise and privacy concerns."*

I hope you find above in order.

Yours faithfully



S JOHARR
EXECUTIVE DIRECTOR: CORPORATE SERVICES
LUPAA (2) – 20/07/2021

LIST

1. L Fourie (lj.fourie66@gmail.com) (dd 26 November 2020)
2. S Bruwer (sanel@fruits.co.za) (dd 27 November 2020)
3. P Lund (pietlund@gmail.com) (dd 27 November 2020)
4. T Fourie (tizane@vvh.co.za) (dd 26 November 2020)
5. L du Plooy (lezanesouthafrica@gmail.com) (dd 26 November 2020)
6. Q du Plooy (quintinlezane@gmail.com) (dd 26 November 2020)
7. J Janse van Rensburg (junita.jansevanrensburg@pioneersfoods.co.za) (dd 26 November 2020)
8. D Wessels (dewald.wessels1@gmail.com) (dd 27 November 2020)
9. S&D Kotzé (swk5610@gmail.com) (undated)
10. D de Villiers (duanedevilliers@yahoo.com) (dd 2 December 2020)
11. J Pretorius (iohan.joe.pretorius@gmail.com) (dd 3 December 2020)
12. C van Schalkwyk (christoffv@pmgroup.co.za) (dd 3 December 2020)
13. W Theunissen (wil@hgmolenaar.com) (dd 10 December 2020)
14. N Louw (winlow@gmail.com) (dd 14 December 2020)
15. S Botha (susan.speel@gmail.com) (dd 8 December 2020)