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Date: 3 June 2020

HK/
15/4/1 (15106) W
David Hellig & Abrahamse
Land Surveyors
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Sir

PROPOSED SUBDIVISION: ERF 15106 WELLINGTON, LADY BLAKE ESTATE.

Your letter under reference P2977/01(A12) dated 18 October 2019 refers,

1. Approval has been granted as follows:

1.1 In terms of Section 60(1)(a) of the Drakenstein By-law on Municipal Land Use Planning, 2018, for the subdivision of Erf 15106 Wellington into **Portions 1 to 5**, 400m² each, as indicated on Plan of Subdivision No. 42 dated October 2019.

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 Copies of the approved subdivision diagrams for the newly created erven must be provided to the municipality.

2.2 The owners of Portions 1 to 5 must automatically become members of the Lady Blake Home Owners' Association upon registration of each erf in the Deeds Office.

2.3 Adherence to the conditions laid down by the Manager: Infrastructure Management, Civil Engineering Services, Drakenstein Municipality, in his memorandum referenced 15/4/1 (15106) W (0598) dated 18 March 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 15106 dated 16 January 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, 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 applicant must be requested to draw the owner's attention to the following:
- 3.1 No clearance for the registration of the newly created portion will be issued by the municipality until conditions 2.1. to 2.7 have been complied with.
 - 3.2 No building plan will be approved unless each erf has been provided with a metered water and sewer connection.
 - 3.3 The owner is responsible for all engineering installation, alteration and upgrading costs including the costs for new municipal connections (stormwater connections included).
 - 3.4 Plans for any proposed construction or changes to services are to be submitted to the Civil Engineering Services Department for approval prior to construction.
 - 3.5 New street addresses: Portions 1 - 5 – No.'s 68A to 68E Fish Eagle Avenue respectively.
4. The following are regarded as the reasons for the above approval decision:
- The proposal is supported by the Home Owners' Association,
 - The proposal is in line with the Drakenstein Municipality densification policy;
 - The proposal is not inconsistent with the character of the surrounding area;
 - The use of the properties for single residential purposes is expected to have less of an impact on the surrounding area than the land uses allowed in terms of the current zoning of the property.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'HS Strijdom', written in a cursive style.

HS STRIJDOM (Pr. Pln A/1058/1998)

MANAGER: LAND USE PLANNING & SURVEYING