



Enquiries: C. van der Bank
Contact number: 021 807 4832
Reference: 15/4/1 (13886) W & 15/4/1 (15424) W
Date: 27 July 2023

CvdB/HK

David Hellig & Abrahamse
Land Surveyors
PO Box 18
PAARL
7622

Email: david@dhaa.co.za

Dear Sir,

APPLICATION FOR THE SUBDIVISION AND CONSOLIDATION OF UNREGISTERED ERF 15816 AND 15258 WELLINGTON (VERDEAU LIFESTYLE ESTATE)

Your land use applications (Collaborator reference 1959585) refer.

1. You are hereby informed that approval be granted in terms of Section 60(1)(a) of the Bylaw on Municipal Land Use Planning, 2018, for the Subdivision of Unregistered Erf 15816 Wellington as indicated on the subdivision diagram (**See Annexure B**):
 - 1.1 Portion A measuring $\pm 178\text{m}^2$ in extent; and
 - 1.2 The Remainder of Erf 15816 Wellington, $\pm 4128\text{m}^2$ in extent.
2. That approval be granted in terms of Section 60(1)(a) of the Bylaw on Municipal Land Use Planning, 2018, for the Rezoning of Portion A from "Open Space Zone" to "Conventional Housing Zone" for consolidation with Erf 15258 Wellington, to developed a dwelling on the larger consolidated land unit.
3. That approval be granted in terms of Section 60(1)(a) of the Bylaw on Municipal Land Use Planning, 2018, for the Consolidation of Erf 15258 Wellington and Portion A to form a land unit $\pm 473\text{m}^2$ in extent.
4. The approvals mentioned above in paragraphs 1 to 3, are subject to the following conditions, laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
 - 4.1 Adherence to the conditions laid down by the Drakenstein Municipality: Civil Engineering Services Division in its memorandum 15/4/1(15205) W (1651) dated 14 December 2022, (**See Annexure D**);

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- 4.2 Adherence to the conditions laid down by the Drakenstein Municipality: Electro Technical Services Division in its memorandum dated 28 July 2022, (See Annexure E);
- 4.3 Adherence to the conditions laid down by Land Development Management:
 - 4.3.1 The development shall take place in accordance with the site development plan (See Annexure B);
 - 4.3.2 The applicant must provide the load requirement for additional electrical supply as calculated by an electrical consultant, prior the approval of building plans.
 - 4.3.3 Based on the information provided the Developer may be liable to pay a Bulk Infrastructure Contribution Levy before the submission of building plans.
 - 4.3.4 The Unregistered Erf 15816 Wellington shall be transferred to the Verdeau Homeowners Association prior to or simultaneously with the first transfer of erven to a new property owner other than the developer.
 - 4.3.5 No buildings or structures may be erected, or existing structures altered, without the approval of building plans by Council; and
 - 4.3.6 Should the applicant fail to comply with any of the above-mentioned conditions of approval, the Council reserves the right to impose further conditions in future if deemed necessary.
- 5. The following considerations can be regarded as the reasons for the decision:
 - 5.1 The Verdeau Lifestyle Estate accepts responsibility for the stormwater system, situated within the Verdeau Estate boundaries, including the maintenance and rehabilitation of all stormwater pipes as and when required.
 - 5.2 The applicant has submitted proof that the overall electrical load requirement for the estate will not increase due to the fact that there is a decrease of the total number of units in the development.
 - 5.3 The proposal conforms to the Spatial planning principals, SDF, and policies for the area.
 - 5.4 The proposed re-alignment of property boundaries and zonings accordingly, is in order from a land development point of view.

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 Bylaw on Municipal Land Use Planning 2018, by any person whose rights are affected by the decision, within 21 days from the date of notification of the decision.

This approval is therefore suspended until further notice. Please also notify (email or per hand) the surrounding property owners and objectors who were notified of the application during the public participation process, of their right of appeal – proof of notification must be provided. The appeal procedures are set out in Section 80 of the above-mentioned Bylaw (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 (PR. PLN A/1058/1998)
MANAGER: LAND DEVELOPMENT MANAGEMENT