



Enquiries:

C. van der Bank

Contact number: 021 807 4832

Reference: 15/4/1 (13886) W & 15/4/1 (15424) W

Date: 07 September 2023

CvdB/HK

David Hellig & Abrahamse

Land Surveyors

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Dear Sir,

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

I refer to my even-numbered letter ref 1959585, dated 27 July 2023 and confirm hereby that no appeals have been lodged in this regard.

1. You are hereby informed that **final 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 (**Annexure B**):
 - 1.1 Portion A measuring ±178m² in extent; and
 - 1.2 The Remainder of Erf 15816 Wellington, ±4128m² 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 ±473m² 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, (**Annexure D**);

- 4.2 Adherence to the conditions laid down by the Drakenstein Municipality: Electro Technical Services Division in its memorandum dated 28 July 2022, (**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 (**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 the any of the above-mentioned conditions of approval, the Council reserves the right to impose further conditions in future if deemed necessary.

(Please note that all above mentioned annexures are already in your possession)

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 Bylaw on Municipal Land Use Planning, 2018, read together with Section 22 of the aforementioned Bylaw.

It should also be noted that the Surveyor-General will, when approving the diagram 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 or Power 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 or application for Certificate of Registered Title, which document must be submitted to Council together with the diagrams for endorsement.

Yours faithfully



H. G. STRIJDOM (PR. PLN A/1058/1998)

MANAGER: LAND DEVELOPMENT MANAGEMENT

Please Address all correspondence to the City Manager, P O Box 1, Main Street, Paarl, 7622, or Customer care, e-mail, customer care@drakenstein.gov.za, Henk Strijdom, henks@drakenstein.gov.za