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Reference: 15/4/1 (F165) W
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Coll no: 1522086_1821645

EC/HK

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APPLICATION FOR A REZONING AND PERMANENT DEPARTURES: REMAINDER OF ERF 165 WELLINGTON

1. Approval is hereby granted in terms of Section 60(1)(a) of the Drakenstein Bylaw, on Municipal Land Use Planning, 2018 for the following:
 - 1.1 The **Rezoning** of Erf 165 Wellington from Conventional Housing Zone to Multi-Unit Housing Zone in order to accommodate the proposed development of three new double storey duplex units accommodating thirteen (13) apartments in total; as indicated on Site Development Plan drawn by Jozef Smit, Ref: 21004, dated 3 March 2020, (**See Annexure B**);
 - 1.2 The **permanent departure** of the following land use restrictions, as indicated on the site development plan drawn by Jozef Smit, Ref: 21004, dated 3 March 2020, (**See Annexure B**);
 - 1.2.1 **Permanent departure** of the building line from 4.5m to 0.0m along the northern property boundary;
 - 1.2.2 **Relaxation** of the street building line from 5 m to 1,8 m to accommodate the existing residential dwelling;
 - 1.2.3 **Relaxation** of the southern common boundary building line from 5 m to 0 m in order to accommodate a section of the existing residential dwelling;
 - 1.2.4 **Relaxation** of the southern common boundary building line from 5 m to 3 m in order to accommodate the proposed duplex units;

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- 1.2.5 **Relaxation** of the western common boundary building line from 5 m to 3 m in order to accommodate the proposed duplex units; and
 - 1.2.6 **Relaxation** of the northern common boundary building line from 5 m to 3 m in order to accommodate the proposed duplex units.
2. The approvals mentioned in Paragraphs 1.1 and 1.2 above, is subject to the following conditions, laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
 - 2.1 Adherence to the conditions laid down by the Drakenstein Municipality: Civil Engineering Services Division, in its memorandum dated 14 June 2022 (reference number 15/4/1 (165)W (0742), (**See Annexure C**);
 - 2.2 Adherence to the conditions laid down by the Drakenstein Municipality: Electro-Technical Engineering Services Division, in its memorandum dated 3 October 2022 (reference number Erf 165), (**See Annexure D**);
 - 2.3 Adherence to the conditions laid down by the Drakenstein Municipality: Heritage Resource Sub-section, in its memorandum dated 25 May 2022 (Collaboration Nr 1821645), (**See Annexure E**);
 - 2.4 This approval only applies to the application in question and shall not be construed as authority to depart from any legal prescriptions or requirements;
 - 2.5 That the proposal take place largely in accordance with the site development plan, (**See Annexure B**);
 - 2.6 That the necessary building plans be submitted to the satisfaction of the Manager: Land Development Management, and forwarded to the Wellington Heritage Advisory Committee for consideration, at the building plan submission phase;
 - 2.7 Any electrical services extensions and/or upgrades, will be for the account of the applicant;
 - 2.8 No new buildings are to be erected or existing structures altered without the approval of building plans by Council;
 - 2.9 Energy-saving devices such as are contained in the Drakenstein Municipality's Green Building Manual be made use of as far as possible;
 - 2.10 The applicant *must* institute water conservation measure such as rainwater harvesting, grey water recycling and similar technical advancements such as low flow shower heads, dual flush toilets and water-wise gardens;

3. The following be regarded as the reasons for the decision:
- 3.1 The proposed development is in line with the Drakenstein Spatial Development Framework, which is the main planning tool to guide development in Drakenstein;
 - 3.2 The proposed use can coherently exist with the surrounding area;
 - 3.3 The proposed development caters to the housing need within Wellington particularly taking into account the demand of student accommodation;
 - 3.4 The property is located within the delineated urban edge, thus reducing urban sprawl;
 - 3.5 The proposal represents an infill development;
 - 3.6 The property is well located and easily accessible;
 - 3.7 No new access points will be developed;
 - 3.8 All the relevant internal and external department consented to the application; and
 - 3.9 Adequate on-site parking will be provided.

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 Municipal Land Use Planning, 2018, by any person whose rights are affected by the decision, within **21 days** from the date of registration of the letter. This approval is therefore suspended until further notice. Please also notify (**email or per hand**) the **surrounding property owners** who were notified of the application during the public participation process and **the objectors** 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).

Your attention is drawn to the fact that all correspondence must be directed to the City Manager and also sent via our official email address.

Yours faithfully



H. G. STRIJDOM (PR. PLN A/1058/1998)
MANAGER: LAND DEVELOPMENT MANAGEMENT