

Enquiries: C. van der Bank  
Contact number: 021 807 4832  
Reference: 15/4/1 (17) W  
Date: 22 November 2023

CvdB/HK

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Dear Sir,

**APPLICATION FOR SUBDIVISION, REZONING AND CONSOLIDATION IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BYLAW ON MUNICIPAL LAND USE PLANNING, 2018: REMAINDER ERF 17 AND REMAINDER ERF 1891 WELLINGTON**

Your land use application (Collaborator reference 2039487) refers.

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 following land use applications as indicated on the Subdivision and Consolidation Diagram, Plan No W17-891/04/02 dated 30 January 2023 (See Annexure B):
  - 1.1 The subdivision of the Remainder Erf 17 Wellington into two portions
    - 1.1.1 Portion A ( $\pm 633\text{m}^2$ ) and;
    - 1.1.2 The Remainder Erf 17 ( $\pm 75,798\text{ha}$ ).
  - 1.2 The subdivision of the Remainder Erf 1891 Wellington into three portions namely:
    - 1.2.1 Portion B ( $\pm 463\text{m}^2$ );
    - 1.2.2 Portion C ( $\pm 881\text{m}^2$ ) and;
    - 1.2.3 Remainder ( $\pm 1039\text{m}^2$ ).
  - 1.3 The Rezoning of Portion A from "Agriculture Zone" to "Mixed-Use Zone".
  - 1.4 The Rezoning of Portion B from "Mixed-Use Zone" to "Agriculture Zone".
  - 1.5 The Consolidation of Portion A with Portion C to create a larger "Mixed-Use Zone" land unit measuring  $\pm 1514\text{m}^2$  in extent.

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- 1.6 The Consolidation of Portion B with Remainder Erf 17 to create a larger “Agriculture Zone” land unit measuring ±76,281ha in extent.
2. The approvals mentioned above in paragraphs 1 to 1.6, are 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 15/4/1 (17&1891)W(1000) dated 20 July 2023, (See Annexure F);
  - 2.2 Adherence to the conditions as set by Land Development Management:
    - 2.2.1 Each consolidated erf shall have its own single cable municipal electrical connection from the street boundary. Electrical services in favour of other erven must be protected in a servitude, removed or relocated for the cost of the owner or developer, prior to subdivision.
    - 2.2.2 Any future development on the newly consolidated Portion A and C that will add any additional burden on municipal engineering infrastructure will be liable for the payment of a Development Charge.
    - 2.2.3 A Site Development Plan (SDP) must be submitted before the submission of building plans for any future development of consolidated Portions A and C.
    - 2.2.4 Depending on the scale of any future development on consolidated Portion A and C, additional Civil Engineering Specialist Reports may be requested.
    - 2.2.5 No buildings or structures may be erected, or existing structures altered, without the approval of building plans by Council; and
    - 2.2.6 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.
3. The following considerations can be regarded as the reasons for the decision:
  - 3.1 A transparent and fair process was followed in processing the application in accordance with the Land Use Planning Bylaw, 2018. Notice of the application was given and no objections were received;
  - 3.2 The proposal will not have a detrimental impact on the surrounding area and no mitigating measures are required as no additional land use rights is granted;

3./...

- 3.3 The visual appearance from Main Road to the subject properties will not be affected as no additions or alterations are proposed;
- 3.4 The application was circulated to the relevant departments. The application was supported by all Departments; and
- 3.5 The proposal conforms to the Spatial Planning Principals, SDF, and policies for the area.

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** of notification of decision. This approval is therefore suspended until further notice.

Please notify (**email or per hand**) the **surrounding property owners** who were notified of the application during the initial public participation process and **the objectors** (if any), of their right of appeal – proof of notification **must** be provided. Note that the 21-day appeal period will commence the day after all the property owners have been notified.

The appeal procedures are set out in Section 80 of the above-mentioned By-Law (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](mailto:customercare@drakenstein.gov.za)

Yours faithfully



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