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Date: 10 November 2023

JP/HK
15/4/1 (286) W

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Sir

SUBDIVISION OF ERF 286 WELLINGTON, CILLIE STREET

Your letter under reference O 20-81 dated 17 May 2023, refers.

1. Approval is hereby granted in terms of Section 60 of the Drakenstein By-Law on Municipal Land Use Planning 2018, for the following:
 - 1.1 Consent in respect of condition B. II (e), as set out in title deed number T37058/22, be approved for the subdivision of Erf 286 Wellington as per Subdivision Plan DRW NO. 230207-01 Revis A dated 2023-09-21.
 - 1.2 Subdivision of Erf 286 Wellington into **Portion 1** ($\pm 745\text{m}^2$) and **Remainder** ($\pm 508\text{m}^2$), as depicted on Subdivision Plan DRW NO. 230207-01 Revis A dated 2023-09-21;
 - 1.3 Amendment of Condition B. "l. (d), as set out in title deed number T37058/22, to relax the northern common boundary building line from 1.57m to 1.10m, in order to accommodate the existing house on the Remainder;
 - 1.4 Amendment of Condition B. "l. (b), as set out in title deed number T37058/22, to permit more than one dwelling on Erf 286 Wellington and any subdivided portions thereof.

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2. The approvals granted in paragraphs 1.1 to 1.4 above, are subject to the following conditions imposed in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
 - 2.1 A copy of the approved diagram for Portion 1 must be provided to the municipality.
 - 2.2 The existing garage and outbuilding, located on Portion 1, must be demolished subsequent to obtaining a demolition certificated from the municipality's Building Control Section.
 - 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 (286) W (1629) dated 3 November 2023 (**See Annexure A**).
 - 2.4 Adherence to the conditions laid down by the Manager: Planning and Customer Services, Electro Technical Engineering Services, Drakenstein Municipality, in his memorandum referenced 8/2/5_286 dated 13 August 2023 (**See Annexure B**).
 - 2.5 Energy-saving devices such as contained in the Drakenstein Municipality Green Building Manual, available at the Spatial Planning Section, must be made use of as far as possible.
 - 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, Sustainable Drainage Systems for controlling surface runoff water, 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 owner's attention must be drawn to the following:
 - 3.1 Authority for the separate registration of any newly created erf will not be issued by the municipality unless conditions 2.1 to 2.7 above, where applicable, have been satisfactorily complied with;
 - 3.2 No buildings shall be constructed on the panhandle portion of a property which provides access to the property;
 - 3.3 The owner is responsible for all engineering installation, alteration and upgrading costs including the costs for new municipal connections, storm water connections and new vehicle access points;

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- 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; and
 - 3.5 The future street addresses for Portion A and the Remainder will be: Nos. 3A and 3 Cilie Street respectively.
4. The following are regarded as the reasons for the above approval decisions:
- 4.1 The proposal is in line with the Drakenstein Municipality densification policy;
 - 4.2 The proposal provides for optimal utilisation of existing services and infrastructure;
 - 4.3 The property is located within the delineated urban edge and a designated densification zone, thus reducing urban sprawl;
 - 4.4 The proposed subdivision is considered compatible with surrounding land uses; and
 - 4.5 The creation of another residential opportunity will contribute to the alleviation of scarcity of erven in Wellington.

Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority in terms of Section 79(2) of the Drakenstein Bylaw on Municipal Land Use Planning 2018, by any person whose rights are affected by the decision of an authorised official, within **21 days** of notification of the 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 public participation process and the **objectors (if applicable)**, of their general 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 abovementioned By-Law (attached). All appeals should be lodged to the City Manager of Drakenstein Municipality, P.O Box 1, Paarl, 762 2 or at customercare@drakenstein.gov.za

Yours faithfully



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

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