



Coll: 1489/2019
Enquiries: R Mowzer
Tel no: 021 807 4822
Date: 1 September 2023

RM/HK
15/4/1 (39379) P

Drakenstein Municipality
Berg River Boulevard
PAARL
7646

Sir

APPLICATION FOR THE EXTENSION OF TIME AND SUBDIVISION: UNREGISTERED ERF 39379 PAARL

I refer to my even-numbered letter dated 2 August 2023, and have to inform you that:

1. **Final approval** has now been granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the following:-
 - 1.1 **Extension** of the validity period for the approval granted for the subdivision and consolidation of Erven 29136 and 29137 Paarl dated 21 November 2018, (**Annexure D**), until 21 November 2028);
 - 1.2 **Subdivision** of the Unregistered Erf 39379 Paarl (± 6.26 ha) into two portions namely Portion 1 (± 1.2 ha) and the Remainder (± 5.0 ha), as indicated on the Subdivision Plan/diagram illustration, (**Annexure E**);
2. The approval mentioned in Paragraphs 1.1 to 1.2 above, be subject to the conditions laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018 and applicable from a town planning point of view:
 - 2.1 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;
 - 2.2 Any amendments to the application are subject to the relevant approval;

2./...

- 2.3 No new buildings are to be erected or existing structures altered without the approval of building plans by Council;
- 2.4 That the subdivision takes place largely in accordance with the respective Subdivision Plan/Diagram Illustration, (**Annexure E**);
- 2.5 Adherence to the conditions laid down in the memorandum of Drakenstein Municipality: Civil Engineering Services Division referenced 15/4/1 (29136 & 29137) P (1352) dated 30 November 2022, (**Annexure J**);
- 2.6 Adherence to the conditions laid down in the memorandum of Drakenstein Municipality: Electro Technical Engineering Services Department referenced 29136 & 29137 dated 15 October 2022, (**Annexure K**); and
- 2.7 Should the applicant fail to comply with any of the conditions laid down, then council reserves the right to impose further future conditions.

(Please note that all relevant 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

MANAGER: LAND DEVELOPMENT MANAGEMENT