



Date / Datum: 14 November 2022

Dear Property Owner / Lessee

**ERF 4722 WELLINGTON: SITUATED ALONG BLOUVLEI ROAD, SOUTH OF HUGENOTE HIGH SCHOOL AND WEST OF THE SPRUIT RIVER: MUNICIPAL REFERENCE NUMBER 1848756: NOTICE OF APPLICATION FOR REZONING, SUBDIVISION, SITE DEVELOPMENT PLAN APPROVAL AND CONSENT TO DEVELOP WITHIN A HERITAGE PROTECTION OVERLAY ZONE: PROPOSED RESIDENTIAL DEVELOPMENT**

The abovementioned application has been submitted to Drakenstein Municipality on behalf of the land owner in terms of the Drakenstein Bylaw on Municipal Land Use Planning. In terms of this Bylaw, this office has been instructed by the Municipality to give notice to surrounding property owners.

As property owner / lessee in the vicinity of the application property you are herewith informed that an application as set out in the attached advertisement has been submitted on Erf 4722 Wellington for obtaining the set out development rights. A locality plan and the proposed site development plan are attached.

If you are not the property owner, kindly provide this letter to the property owner(s) without delay. Your right to object to the proposal is highlighted in the attached advertisement. This letter may be ignored if you have no objection to the application.

Yours faithfully

**GERHARD SWART**  
Urban Dynamics South Cape (Pty) Ltd

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Geagte Eienaar / Huurder

**ERF 4722 WELLINGTON: GELEË LANGS BLOUVLEI PAD, SUID VAN HUGENOTE HOËRSKOOL EN WES VAN DIE SPRUITRIVIER: MUNISIPALE VERWYSIGINGSNOMMER 1848756: KENNISGEWING VAN AANSOEK OM HERSONERING, ONDERVERDELING, GOEDKEURING VAN 'N TERREINONTWIKKELINGSPLAN EN VERGUNNING OM BINNE 'N ERFENIS BESKERMING OORLEGSONE TE ONTWIKKEL: VOORGESTELDE RESIDENSIËLE ONTWIKKELING**

Bogenoemde aansoek is ingedien by die Drakenstein Munisipaliteit namens die grondeienaar in terme van die Drakenstein Bywet op Munisipale Grondgebruiksbeplanning. In terme van die bywet het die Munisipaliteit hierdie kantoor opdrag gegee om kennisgewings aan omliggende grondeienaars te stuur.

As grondeienaar / huurder in die omgewing van die voorgestelde ontwikkelingseiendom, is u hiermee in kennis gestel dat 'n aansoek ingedien is op Erf 4722 Wellington om die grondgebruiksregte soos uiteengesit is in die aangehegde kennisgewing te bekom. Die liggingsplan en terreinontwikkelingsplan word hierby aangeheg.

Indien u nie die grondeienaar is nie, kan u asseblief hierdie brief stuur aan die grondeienaar(s) so gou moontlik. U reg om beswaar te maak op die voorstel word uiteengesit in die aangehegde kennisgewing. U mag hierdie brief ignoreer indien u nie enige besware teen die aansoek het nie.

Vriendelike groete

**GERHARD SWART**  
Urban Dynamics South Cape (Pty) Ltd

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Email: gerhard@udwc.co.za

Reg No: 1997/006197/07

Directors: PL Olden (A/1162/2000) (Managing) \* GP Swart (A/1126/1999) \* PJ Lerm  
(A/163/2009)

\*Registered Professional Planners

**DRAKENSTEIN MUNISIPALITEIT**  
**AMPTELIKE KENNISGEWING: AANSOEK OM HERSONERING, ONDERVERDELING, GOEDKEURING**  
**VAN 'N TERREINONTWIKKELINGSPLAN EN VERGUNNING OM BINNE 'N ERFENIS BESKERMING**  
**OORLEGSONE TE ONTWIKKEL IN TERME VAN ARTIKEL 15(2) VAN DIE DRAKENSTEIN**  
**VERORDENING OP MUNISIPALE GRONDGEBRUIKBEPLANNING, 2018:**  
**ERF 4722 WELLINGTON (VERWYSINGSNOMMER 1848756)**

Kennis geskied hiermee ingevolge die Drakenstein Verordening op Munisipale Grondgebruikbeplanning, 2018, dat 'n aansoek soos hieronder uiteengesit ingedien is by die Drakenstein Munisipaliteit Grondgebruiksbeplanning Afdeling. 'n Volledige kopie van die aansoek is beskikbaar ter insae en kan aangevra word deur 'n epos te stuur na gerhard@udwc.co.za of deur die aansoeker telefonies te kontak:

Eiendom : Erf 4722 Wellington  
Aansoeker : Urban Dynamics Stads-en streeksbeplanners (Kontak nr: 021 948 1545)  
Eienaar : Esperant (Edms) Bpk (Kontak nr: 083 301 4976)  
Ligging : Geleë langs Blouvillepad, suid van Hugenote Hoërskool en wes van die Spruitrivier, Wellington  
Totale Grootte : ± 9.9169 Ha  
Huidige Sonering: Landbousone in terme van die Drakenstein Soneringskema Verordening, 2018

Voorstel : 1. Hersonering van Erf 4722 Wellington vanaf Landbousone na Onderverdelingsgebied ten einde 'n enkel residensiele ontwikkeling te skep.  
2. Onderverdeling van Erf 4722 Wellington in 60 gedeeltes ten einde 56 enkelwone erwe, 2 privaat oop ruimte erwe, 1 afval area, en 1 privaat pad erf te skep.  
3. Goedkeuring van 'n Terreinontwikkelingsplan.  
4. Vergunning om te mag ontwikkel binne 'n Erfenis Beskerming Oorlegsone.  
5. Voorgestelde verandering van die bestaande Piet Retief Straat/Blouville Pad kruising na 'n verkeerslig gekontroleerde kruising.  
6. Voorgestelde verandering van die bestaande Blouville Pad/Bain Straat kruising na 'n links-in/links-uit kruising.

Gemotiveerde besware of kommentare kan skriftelik ingehandig word by Drakenstein Munisipaliteit, Posbus 1, Paarl, 7622 of elektronies by [customercare@drakenstein.gov.za](mailto:customercare@drakenstein.gov.za). Neem kennis dat inhandigings moet voldoen aan Artikel 50 van die Drakenstein Verordening op Grondgebruikbeplanning, 2018 en dat dit die Munisipaliteit moet bereik, nie later nie as 30 dae na die datum van die kennisgewingsbrief.

**SLUITINGSDATUM VIR BESWARE:** 19 Desember 2022  
**ADRES VAN DIE AANSOEKER:** South Gate Besigheidspark, Grond Vloer, Eenheid 2, Carl Cronje Laan, South Gate Tyger Waterfront, Bellville, 7535  
**KENNISGEWING DATUM:** 17 November 2022

**DRAKENSTEIN MUNICIPALITY**  
**OFFICIAL NOTICE: APPLICATION FOR REZONING, SUBDIVISION, SITE DEVELOPMENT PLAN**  
**APPROVAL AND CONSENT TO DEVELOP WITHIN A HERITAGE PROTECTION OVERLAY ZONE IN**  
**TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BY-LAW ON MUNICIPAL LAND USE PLANNING,**  
**2018: ERF 4722 WELLINGTON REFERENCE NUMBER 1848756)**

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Notice is hereby given in terms of the Drakenstein By-Law on Municipal Land Use Planning, 2018, that an application as set out below has been submitted to the Drakenstein Municipality, Land Use Planning Section. A comprehensive copy of the application is available for viewing and can be requested by sending an email to [gerhard@udwc.co.za](mailto:gerhard@udwc.co.za) or by contacting the applicant telephonically:

Property	:	Erf 4722 Wellington
Applicant	:	Urban Dynamics Town and Regional Planners (Contact no: 021 948 1545)
Owner	:	Esperant (Pty) Ltd (Contact no: 083 301 4976)
Locality	:	Situated along Blouville Road, south of Hugenote High School and west of the Spruit River, Wellington
Total Extent	:	± 9.9169 Ha
Zoning	:	Agricultural Zone in terms of the Drakenstein Zoning Scheme By-law, 2018
Proposal	:	<ol style="list-style-type: none"><li>1. Rezoning of Erf 4722 Wellington from Agricultural Zone to Subdivisional Area in order to establish a residential development.</li><li>2. Subdivision of Erf 4722 Wellington into 60 portions in order to develop 56 conventional residential erven, 2 private open space erven, 1 erf for a refuse area, and 1 private street erf.</li><li>3. Approval of a Site Development Plan.</li><li>4. Consent to develop within a Heritage Protection Overlay Zone.</li><li>5. Proposed signalisation of the Piet Retief Street/Blouville Road intersection.</li><li>6. Proposed amendment of the existing Blouville Road/Bain Street intersection to a left-in/left-out intersection.</li></ol>

Motivated objections or comments can be lodged in writing to Drakenstein Municipality, PO Box 1, Paarl, 7622 or electronically to [customercare@drakenstein.gov.za](mailto:customercare@drakenstein.gov.za). Note that submissions must comply with Section 50 of the Drakenstein By-Law on Municipal Land Use Planning 2018 and must reach the Municipality, by no later than 30 days after the date of the notification letter.

<b>CLOSING DATE FOR OBJECTIONS:</b>	<b>19 December 2022</b>
<b>ADDRESS OF APPLICANT:</b>	<b>South Gate Office Park, Ground Floor, Unit 2, Carl Cronje Drive, South Gate Tyger Waterfront, Bellville, 7535</b>
<b>DATE OF NOTIFICATION:</b>	<b>17 November 2022</b>

# WELLINGTON

ERF 4722

## LOCAL CONTEXT

Subject Property  
(±9,9 ha)

Cadastral  
Boundaries

PLEASE NOTE:  
All boundary line positions, distances and property areas need  
to be verified by a Professional Land Surveyor.  
REF: C:\Users\A\OneDrive\Urban Dynamics\Documents\PROJECTS\WELLINGTON\_ERF\_4722\Phase  
COMPILED BY: A. ELLIS  
INDUSTRY

DATE: MAY 2022  
SCALE: SEE LINESCALE  
PLAN NO: 2












UDSA & TERRACE'S SOUTH COAST  
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1100 Main Road, Tugay Park,  
Bathurst, 7535  
PO Box 348, Bathurst, 7535  
Tel: (021) 948 1540  
Website: www.udsa.co.za



Source: Earthstar, Bathurst, aerial imagery and the City of Bathurst

# WELLINGTON ERF 4722

## PROPOSED SITE DEVELOPMENT PLAN

-  Application Area (±9.92ha)
-  Existing Cadastral Boundaries
-  Proposed Layout
-  Buildings to be retained
-  Buildings to be demolished
-  Proposed Servitudes
-  Building Lines
-  Contour Lines (0.5m intervals)
-  Drainage Line
-  The Urban-Rural Transition Zone where existing character and Land Use are retained
-  Proposed Detention Pond

**PLEASE NOTE:**  
All boundary line positions, distances and property sizes need to be verified by a Professional Land Surveyor.

**INDENTURES:**  
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DATE: 03 August 2022  
SCALE: 1:2000\_A3  
PLAN NO.: 6

CLIENT: \_\_\_\_\_

FILE NAME: \_\_\_\_\_




**URBAN DYNAMICS SOUTH AFRICA**  
URBAN DYNAMICS SOUTH AFRICA (PTY) LTD  
10001 10TH FLOOR SANDHURST ROAD SANDHURST 7613  
TEL: 011 800 1000  
WWW.URBANDYNAMICS.COM

### 1.) General Building and Development Requirements and Restrictions:

- 1.1) Setbacks:  
AB - 20m Setback Line from Northern Boundary  
CD - 10m Setback Line along Blouwelei Road  
EF - 50m Setback Line from Southern Boundary
- 1.2) Height Restriction:  
Portions 1, 6, 7, 54 & 55  
Maximum height of dwelling = 4.00m
- 1.3) "West" Precinct:  
Portions 53, 55 & 56  
Refer to Guidelines document
- 1.4) Architectural Guidelines:  
Portions 1 to 52  
Refer to Guidelines document

### 2.) Portion 47 - Development Restrictions for Conventional Housing Zone:

- 2.1) Primary Use:  
No 3rd dwelling unit
- 2.2) Consent Uses not Permitted:  
Community Residential  
Group Housing  
Monument  
Museum  
Special Use

### 3.) The Urban - Rural Transition Zone:





Limited Development Zone as per Guidelines Document

- A--B** 20m Setback Line from Northern Boundary
- C--D** 10m Setback Line
- E--F** 50m Setback Line

AREA OF LAND UNIT	STREET BUILDING LINES	COMMON BOUNDARY BUILDING LINES	MAXIMUM COVERAGE	MAXIMUM HEIGHT incl roof
Up to 250m <sup>2</sup>	3m	5m on one & 1m on two boundaries	70%	8m
251m <sup>2</sup> to 500m <sup>2</sup>	2m	1.5m	60%	
>500m <sup>2</sup>	4.5m	1.5m	50%	
Garages and carports	0m	0m	n/a	4m



**Land Use Table**

Portion No.	Land Use	Zoning	Notation	No. of Erven	Extent (ha)	% of Total
1 - 56	Residential	Conventional Housing Zone		56	±5.24	52.8
57	Religious Area	Transport Zone		1	±0.01	0.1
58 - 59	Private Open Space	Open Space Zone		2	±3.86	38.9
60	Private Road	Transport Zone		1	±1.01	10.2
<b>TOTAL</b>					<b>±9.92ha</b>	<b>100.0</b>