



Ref: 15/4/1 (12890) P
Enquiries: E Cyster
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Date: 22 September 2022

EC/
15/4/1(585) W

1 Commissioner Street
Wellington
7654

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Madam

APPLICATION FOR REZONING: ERF 585 WELLINGTON

I refer to your application dated 22 October 2019

1. **Approval has been granted** in terms of Section 60(1)(a) of the Drakenstein By-law on Municipal Land Use Planning, 2018, for the Rezoning from Conventional Housing Zone to Community Use Zone, in order to utilize the existing dwelling on Erf 585, Wellington, together with extensions as a place of instruction for the purposes of a high school, which will accommodate a maximum of 40 students, as indicated on the Site Development Plan drawn by Warrick Raubenheimer architects, Project Number 2019/585/01, dated 25 September 2019, **(Annexure B)**.
2. The approval mentioned in Paragraph 1, above is subject to the following conditions, laid down in terms of Section 66 of the Drakenstein By-law on Municipal Land Use Planning, 2018:
 - 2.1 Adherence to the conditions set by the Drakenstein Municipality: Civil Engineering Services Division, as laid down in its memorandum dated 29 November 2021 (reference number 15/4/1 (585) W (430), **(Annexure C)**;
 - 2.1.1 This approval only applies to the application in question and shall not be construed as authority to depart from any legal prescriptions or requirements;
 - 2.1.2 That the proposal be restricted to the footprint of the existing and proposed structures and take place largely in accordance with the Site Development Plan, **(Annexure B)**;

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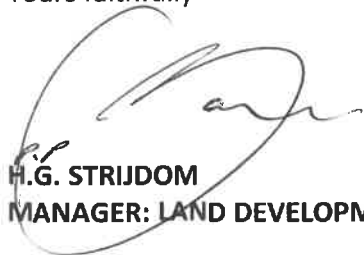
- 2.1.3 That the occupancy ratio for the proposed facility will be the maximum number of pupils which shall not exceed 40 learners;
 - 2.1.4 The proposed high school, be restricted to standard operating hours from 7H15 to 17H30, Mondays to Fridays;
 - 2.1.5 Any electrical services extensions and/or upgrades, will be for the account of the applicant;
 - 2.1.6 That the approval complies with all health requirements;
 - 2.1.7 No new buildings are to be erected or existing structures altered without the approval of building plans by Council;
 - 2.1.8 Energy-saving devices such as are contained in the Drakenstein Municipality's Green Building Manual be made use of as far as possible;
 - 2.1.9 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;
 - 2.1.10 Any amendments to the application are subject to the relevant approval;
 - 2.1.11 Should the applicant fail to comply with any of the above conditions, the Council reserves the right to impose further conditions in future if deemed necessary;
3. That the following be regarded as the reasons for the decision:
- 3.1 The proposed rezoning is considered compatible with the development trend in the area;
 - 3.2 The proposal at hand is not expected to be out of scale, nor character within the surrounding built and natural environment;
 - 3.3 The proposal is not expected to have a negative traffic impact;
 - 3.4 The aesthetics created by additions to the existing structure is not expected to create any negative visual impact due its location;

- 3.5 The application is not expected to negatively impact on the health, safety, and wellbeing of the surrounding built and natural environment;
- 3.6 Sufficient on-site parking has been provided;
- 3.7 All relevant internal departments consented to the proposal;
- 3.8 The proposal is in line with the Drakenstein Spatial Development Framework; and
- 3.9 The establishment for a school is considered a much-needed land use, given the demand for schools in the Drakenstein Municipal 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 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, as well as the objector, of their right of appeal – proof of notification must be provided. The appeal procedures are set out in Section 80 of the above-mentioned By-law (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
MANAGER: LAND DEVELOPMENT MANAGEMENT