

Enquiries: C. van der Bank  
Contact number: 021 807 4832  
Reference: 15/4/1 (13886) W & 15/4/1 (15205) W  
Date: 31 October 2023

David Hellig & Abrahamse  
Land Surveyors  
PO Box 18  
PAARL  
7622

[DAVID@dhaa.co.za](mailto:DAVID@dhaa.co.za)

Sir

**APPLICATION FOR THE REZONING, CONSOLIDATION AND RE- SUBDIVISION OF UNREGISTERED ERVEN 15205, 15206 AND 15477 WELLINGTON (VERDEAU LIFESTYLE ESTATE)**

Your application under reference 1959585 refers.

1. Approval is granted in terms of Section 60(2) of the Drakenstein Municipal Land Use Planning Bylaw, 2018, for the following:
  - 1.1 Rezoning of Erf 15477 Wellington from “Open Space Zone” to “Multi Unit Housing Zone”.
  - 1.2 The Consolidation of Erven 15205, 15206 and 15477 Wellington into one consolidated portion measuring ± 6897m<sup>2</sup> in extent as indicated on the Subdivision Plan (**See Annexure B**).
  - 1.3 The Re-subdivision of the consolidated erf (Consolidated Erven 15205, 15206 and 15477 Wellington) into twenty-four (24) portions for the development of twenty-three (23) dwelling units and one (1) private open space for internal road purposes as indicated on the Subdivision Plan (**See Annexure B**).
  - 1.4 The Permanent Departure from the approved land use parameters in order to relax the external building lines as indicated on the Site Development Plan (**See Annexure C**).
2. The approvals mentioned above in paragraphs 1.1 to 1.4 be 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(15205) W (1651) dated 9 June 2023, (**See Annexure E**).
  - 2.2 Adherence to the conditions laid down by Land Development Management:
    - 2.2.1 The development shall take place in accordance with the site development plan (**See Annexure C**);

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- 2.2.2 Only one electrical service connection per erf shall be allowed;
- 2.2.3 The existing Services Servitudes and Rights of Way which traverse the proposed erven shall be cancelled. New reconfigured servitudes shall be registered, over proposed portion 1 to 6 in accordance with the Subdivision Plan (See Annexure B);
- 2.2.4 The proposed services servitude, 3m wide, over proposed portion 1 to 4, shall be limited in height in order to accommodate proposed timber decks extending over the servitude area, as shown on the enclosed Site Development Plan (See Annexure C);
- 2.2.5 The Private Road indicated as Portion 24 shall be transferred to the Verdeau Homeowners Association prior to or simultaneously with the first transfer of the subdivided erven to a new property owner other than the developer.
- 2.2.6 No buildings or structures may be erected, or existing structures altered, without the approval of building plans by Council; and
- 2.2.7 Should the applicant fail to comply with 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 All private combined systems shall be the responsibility of the members of the Homeowners association/body corporate and is as such in the Verdeau Lifestyle Constitution;
- 3.2 The proposal conforms to the Spatial Planning principals, SDF, and policies for the area; and
- 3.3 The subdivision and permanent departure of building lines and density is regarded as in order from a town planning point of view.

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 from the date of notification of the decision. This approval is therefore suspended until further notice.

Please also notify (email or per hand) the surrounding property owners as well as the Trustees and/or Members of the Verdeau Homeowners Association. Proof of notification must be provided. In addition, a notice board must be displayed and maintained on a prominent position on Erf 15477 Wellington of the decision as mentioned above, for the duration of the appeal period of 21 days.

The appeal procedures are set out in Section 80 of the above-mentioned Bylaw (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**

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](mailto:customercare@drakenstein.gov.za), Henk Strijdom, [henks@drakenstein.gov.za](mailto:henks@drakenstein.gov.za)