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Date: 11 September 2023

RM/HK  
15/4/1 (2481) P

Drakenstein Municipality  
Berg River Boulevard  
PAARL  
7646

Sir

**APPLICATION FOR THE SUBDIVISION, CLOSURE OF A PUBLIC SPACE AND A PUBLIC ROAD, CONSOLIDATION AND REZONING: ERVEN 2481 AND 2389 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 **Subdivision** of Erf 2389 Paarl into two portions, namely Portion A ( $\pm 492\text{m}^2$ ) and Remainder Erf 2389 Paarl, as indicated on the Subdivision Plan drawn by J Adams dated April 2016, (**Annexure D**);
  - 1.2 **Closure** of Portion A of Erf 2389 Paarl as a public road and Erf 2481 Paarl a public place in order to allow for the establishment of a Mixed-Use Zoned Property;
  - 1.3 **Consolidation** of Erf 2481 Paarl ( $\pm 969.9\text{m}^2$ ) and Portion A of Erf 2389 Paarl ( $\pm 492\text{m}^2$ ) in order to form a new land unit measuring  $\pm 1461.9\text{m}^2$  in extent, as indicated on the Consolidation Plan drawn by J Adams dated April 2016, (**Annexure E**); and
  - 1.4 **Rezoning** of the newly consolidated Erf from Open Space Zone and Transport Zone to Mixed-Use Zone for the purposes of establishing a use that is in line with zoning.

2./...

2. The approval mentioned in Paragraphs 1.1 to 1.4 above, is 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;
  - 2.3 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 drawn by J Adams dated April 2016, (**Annexure D**);
  - 2.5 That the consolidation takes place largely in accordance with the respective Consolidation Plan drawn by J Adams dated April 2016, (**Annexure E**);
  - 2.6 That the uses on the property be limited to professional offices, medical consulting rooms and/or residential units;
  - 2.7 Adherence to the conditions laid down in the memorandum of Drakenstein Municipality: Civil Engineering Services Division referenced 15/4/1 (2481 and 2389) P (1253) dated 20 September 2022, (**Annexure I**);
  - 2.8 Adherence to the conditions laid down in the memorandum of Drakenstein Municipality: Electro Technical Engineering Services Department referenced 2481 & 2389 dated 15 October 2022, (**Annexure J**); and
  - 2.9 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.

Kindly note that the above-mentioned approvals shall lapse if it is not exercised, including compliance with all relevant conditions, within five years from the date hereof.

Yours faithfully

A handwritten signature in black ink, appearing to read 'H.G. Strijdom', written over a horizontal line.

**H.G. STRIJDOM**

**MANAGER: LAND DEVELOPMENT MANAGEMENT**