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Reference: 15/4/1 (16237) W
Date: 13 June 2024

Willie Steyn
Land Use Planner
348 Helderberg Manor
Asrin drive
Heritage Park
SOMERSET WEST

Williesteyn1960@gmail.com

Dear Mr. Steyn

APPLICATION FOR THE PROPOSED SUBDIVISION OF ERF 16237 (UNREGISTERED PORTION OF ERF 1498) WELLINGTON

Your above-mentioned application refers.

1. **Approval has 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 Unregistered Erf 16237 Wellington into two (2) portions as indicated on the Subdivision Plan drawn Albert Geiger dated 14 December 2023 namely Portion A measuring $\pm 2032\text{m}^2$ in extent and the Remainder of Erf 16737 measuring $\pm 657\text{m}^2$ in extent, as indicated on **(Annexure B)**.
2. The approval mentioned above in paragraph 1.1 shall 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 (16737) W(275) dated 12 March 2024, **(Annexure D)**;

2./...

2.2 Adherence to the conditions laid down by the Drakenstein Municipality: Electro Technical Services Division in its memorandum dated 11 March 2024, (**Annexure E**);

2.3. Adherence to the conditions as set by Land Development Management:

2.3.1 The existing dwelling houses is considered to be lawful non-conforming land uses in terms of the transitional arrangements contained in section 7(3) of the Drakenstein Zoning Scheme Bylaw, 2018. Any new structures shall be required to adhere to the prescribed land development parameters;

2.3.2 No buildings or structures may be erected, or existing structures altered, without the approval of building plans by Council; and

2.3.3 Should the applicant fail to comply with the 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 be regarded as the reasons for the decision:

3.1 The physical character of the erf will remain unaffected by the proposed subdivision as no new buildings will be erected.

3.2 The proposed subdivision and erf sizes will be compatible with the surrounding area.

3.3 The residential density of the Damsig Estate and surrounding area will not increase due to the proposed subdivision.

3.4. The subdivision of Unregistered Erf 16237 Wellington into 2 portions will not result in an increase in traffic and use can be made of Damsig Estate's existing access point on Fifth Avenue to provide access to the proposed land units.

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** of notification of decision.

This provisional 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 initial public participation process and **objectors** (if any), of their right of appeal – proof of notification **must** be provided.

Should there be any appeals against the decision, **the application title (heading)** must be used as reference. The appeal procedures are set out in Section 80 of the above-mentioned bylaw (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 (PR. PLN A/1058/1998)
MANAGER: LAND DEVELOPMENT MANAGEMENT



