



**Coll no:** 2024629  
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**Date:** 28 May 2024

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15/4/1 (586) Wellington

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Sir

**SUBDIVISION OF ERF 586 WELLINGTON, CORNER OF TERRACE, COMMISSIONER AND MARKET STREETS**

I refer to your application dated 7 March 2023.

1. Approval is herewith granted in terms of Section 60 of the Drakenstein Municipality Land Use Planning By-law, 2018, for the subdivision of Erf 586 Wellington into **Portion A** ( $\pm 618\text{m}^2$ ), **Portion B** ( $\pm 610\text{m}^2$ ), **Portion C** ( $\pm 609\text{m}^2$ ), **Portion D** ( $\pm 12.5\text{m}^2$ ) **Portion E** ( $\pm 12.5\text{m}^2$ ) and **Remainder** ( $\pm 3103\text{m}^2$ ), as depicted on Subdivision Plan REF: WEL/12466/NJdK dated April 2022.
2. The approval granted in paragraph 1, above, is subject to the following conditions imposed in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
  - 2.1 Copies of the approved diagrams for Portions A to E must be provided to the municipality.
  - 2.2 Simultaneously with, or prior to, the transfer and registration of the first residential portion, Portions D and E must be transferred to the municipality and registered in its name at the owner's cost.

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- 2.3 The owner is to submit building plans and obtain approval thereof, for all unauthorised building work, noting that the erection of a building without the prior approval of the Local Authority is an offence and the Municipality may institute legal action to ensure compliance with the National Building Regulations and Building Standards Act (103 of 1977) as amended.
- 2.4 Adherence to the conditions laid down by the Executive Director: Civil Engineering Services, Drakenstein Municipality, in his memorandum referenced 15/4/1 (586) W (699) dated 8 May 2024 (**See Annexure A**).
- 2.5 Adherence to the conditions laid down by the Manager: Planning and Customer Services, Electro Technical Engineering Services, Drakenstein Municipality, in his memorandum referenced 8/2/5\_586 dated 6 November 2023 (**See Annexure B**).
- 2.6 Adherence to the conditions laid down by the Manager: Spatial Planning, Heritage Resources Sub-Section, Drakenstein Municipality, in his memorandum referenced 15/4/1 (586) W dated 3 November 2023 (**See Annexure C**). This condition must be disclosed to the prospective owners of Portions A, B and C, and their successors in title, through the Deed of Sale of each portion – proof of compliance will be required. When preparing building plans for the respective portions, cognisance should be taken of this condition.
- 2.7 Energy-saving devices such as contained in the Drakenstein Municipality Green Building Manual, available at the Spatial Planning Section, must be made use of as far as possible.
- 2.8 For the proposed development, the developer must institute water conservation measures such as only using non-potable water for on-site construction activities, Sustainable Drainage Systems for controlling surface runoff water, rainwater harvesting, grey water recycling and similar technical advancements such as low flow shower heads, dual flush toilets and water-wise gardens.
- 2.9 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.
- 2.10 This approval lapses unless separate registration of Portion A is affected in the Deeds Registry within five years of the date of the final approval letter, subject to compliance with section 21(1) of the Drakenstein By-law on Municipal Land Use Planning, 2018, read together with Section 22 of the aforementioned by-law.

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3. The owner's attention must be drawn to the following:

- 3.1 Authority for the separate registration of any newly created erf will not be issued by the municipality unless conditions 2.1 to 2.10 above, where applicable, have been satisfactorily complied with.
- 3.2 The owner is responsible for all engineering installation, alteration and upgrading costs including the costs for new municipal connections, storm water connections and new vehicle access points.
- 3.3 Plans for any proposed construction or changes to services are to be submitted to the Civil Engineering Services Department for approval prior to construction.
- 3.4 The future street addresses for the newly created portions will be as follows:  
  
Portion A – No. 8 Terrace Street.  
Portion B – No. 6 Terrace Street.  
Portion C – No. 4 Terrace Street or No. 2A Commissioner Street.

4. The following are regarded as the reasons for the above approval decisions:

- 4.1 The proposal is in line with the Drakenstein Municipality densification policy.
- 4.2 The proposal provides for optimal utilisation of existing services and infrastructure.
- 4.3 The property is located within the delineated urban edge and a designated densification zone, thus, reducing urban sprawl.
- 4.4 The proposed subdivision is considered compatible with surrounding land uses.
- 4.5 The level of densification provided in this context is moderate.
- 4.6 The creation of three residential opportunities will contribute to the alleviation of scarcity of erven in Wellington.

Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority in terms of Section 79(2) of the Drakenstein Bylaw on Municipal Land Use Planning 2018, by any person whose rights are affected by the decision of an authorised official, within **21 days** of notification of the decision. This approval is therefore suspended until further notice.

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Please notify (**email or per hand**) the surrounding property owners who were notified of the application during the public participation process and the **objectors (if applicable)**, of their general right of appeal – proof of notification **must** be provided. Note that the 21-day appeal period will commence the day after all the property owners have been notified.

The appeal procedures are set out in Section 80 of the abovementioned By-Law (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



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**H.G STRIJDOM (PR. PLN A/1058/1998)**  
**MANAGER: LAND DEVELOPMENT AND 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)