

Enquiries: HG Strijdom
Contact no: (021) 807 4830
Reference: 15/4/1(4176)W
Date: 19 November 2024

Planscape Consulting Urban Planners
PO Box 557
Morreensburg
7310

For attention: Mr Martin Langenhoven

Sir

- 1.) CERTIFICATE OF EXEMPTION OF SUBDIVISION & CONSOLIDATION IN TERMS OF SECTION 24 OF THE DRAKENSTEIN BY-LAW ON LAND USE PLANNING, 2018: ERVEN 4176 & 4177, WELLINGTON**
- 2.) APPLICATION FOR BUILDING LINE RELAXATION: NEWLY CONSOLIDATED PROPERTY INCLUSIVE OF ERF 4177, WELLINGTON**

Your application in the above-mentioned regard dated November 2024, refers.

It is herewith certified in terms of Section 24 of the Drakenstein By-law on Land Use Planning, 2018, that the Subdivision of Erf 4176, Wellington in order to create proposed Portion AGHIJKA and the Consolidation of the aforementioned portion with adjoining Erf 4177, Wellington, as indicated on the attached duly endorsed Subdivision & Consolidation Plan, is exempted from the provisions of Sections 15 and 20 to 23 of the Drakenstein By-law on Land Use Planning, 2018.

Furthermore, approval is herewith granted in terms of Section 60 of the Drakenstein By-law on Land Use Planning, 2018 for a Permanent Departure allowing for the relaxation of the side building line of the newly created consolidated property, adjacent to Erf 4176, Wellington to 0m, in relation to the existing deck only.

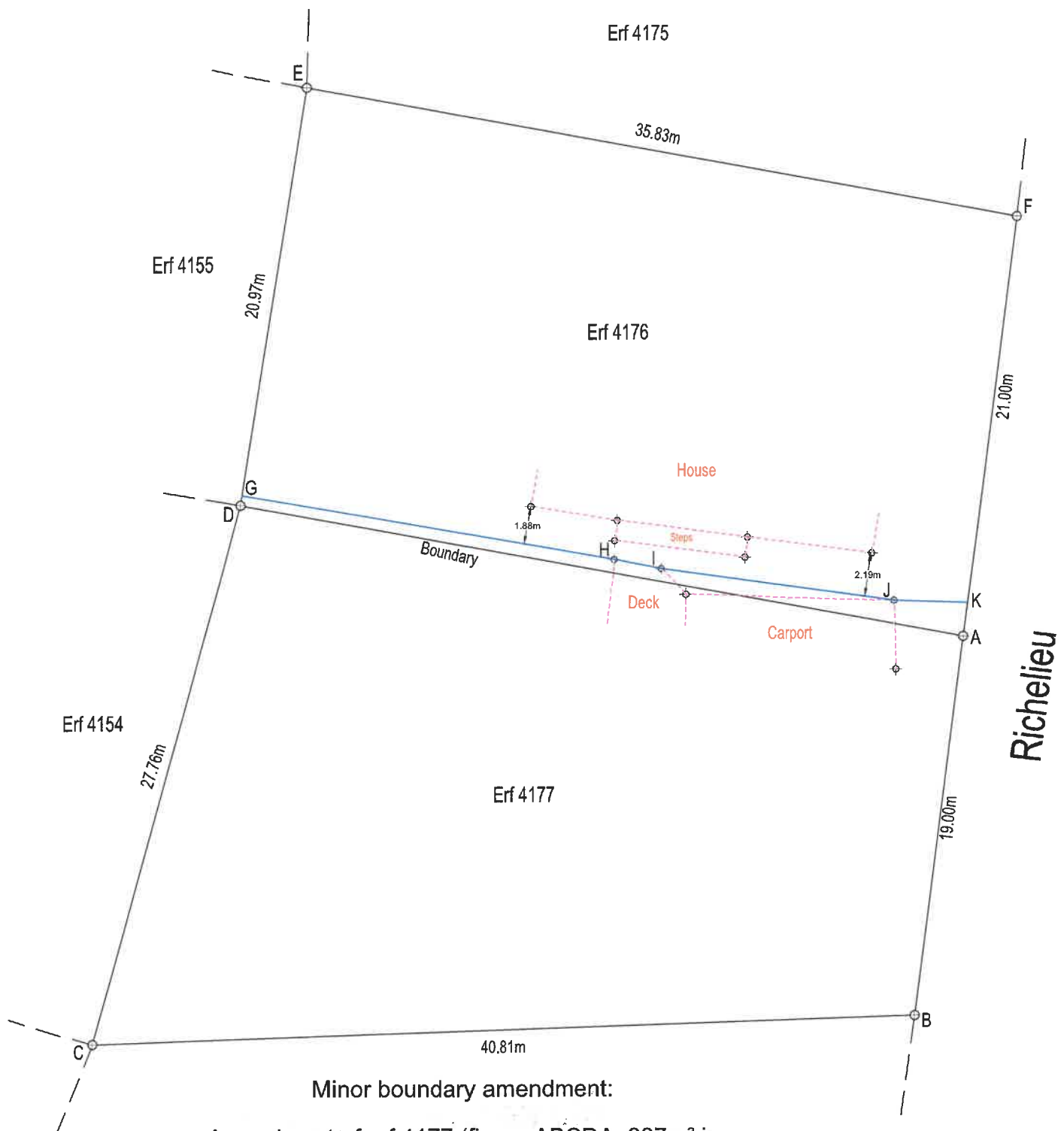
In relation to the Permanent Departure, your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority, in terms of Section 79(3) of the Drakenstein By-law on Municipal Land Use Planning, 2018, by any person whose rights are affected by the decision, within 21 days from the date of the registration of the letter. This approval is therefore suspended until further notice.

Trusting that you find the above in order.

Yours faithfully



HG STRIJDOM
MANAGER: LAND DEVELOPMENT MANAGEMENT



Minor boundary amendment:

Amendment of erf 4177 (figure ABCDA, 887m² in extent) to figure ABCDGH IJKA, ±915m² in extent and

Amendment of erf 4176 (figure ADEFA, 758m² in extent) to figure EFKJIHGE, ±730m² in extent

Surveyed by: Anton Mitchell, Land Surveyor (PLS1113)

Project: Erven 4177 and 4176, Wellington

Title: Minor boundary amendment

Owner: M Burger



Notes:

Date: 7/10/24

Reference: 378~4177-Well



PLANSCAPE

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