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JD/HK
15/4/1(231) S

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APPLICATION FOR REZONING, SUBDIVISION AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS: ERF 231 SARON

1. I refer to my even-numbered letter dated 13 October 2022 and hereby confirm that no appeals have been lodged in this regard. **Final Approval** has been granted in terms of Section 60(1)(a) of the Drakenstein By-law on Municipal Land Use Planning, 2018, for the following:
 - 1.1 Rezoning of Erf 231 Saron, from “*Conventional Housing Zone*” to “*Multi-Unit Housing Zone and Transport Zone*”;
 - 1.2 Subdivision of Erf 231 Saron, into five (5) portions, namely, Portion 1 ($\pm 665\text{m}^2$), Portion 2 ($\pm 639\text{m}^2$), Portion 3 ($\pm 617\text{m}^2$), Portion 4 ($\pm 637\text{m}^2$) and a public road being Portion 5 ($\pm 187\text{m}^2$), as indicated on the Plan of Subdivision drawn by Albert Geiger Professional Land Surveyor (Plan No. MISC332/04/06 dated 20-04-2022) (**Annexure B**);
 - 1.3 Removal of Restrictive Conditions B.3(d)(e) and (f) as contained in Title Deed T39038/97, of Erf 231 Saron;
2. The approval mentioned in Paragraph 1.1 to 1.3 above be subject to the following conditions, laid down in terms of Section 66 of the Drakenstein By-law on Municipal Land Use Planning, 2018:
 - 2.1 Adherence to the conditions set by the Drakenstein Municipality: Civil Engineering Services Division as set out in its memorandum 15/4/1 (231) S (0521) dated 03 May 2022 (**Already in your possession**);

2./...

3. The following conditions from a town planning point of view, are applicable:
- 3.1 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;
 - 3.2 That the developer be required to subdivide, rezone and transfer the section of property along the western boundary which encroaches Dolf Street at own cost as per the Plan of Subdivision drawn by Albert Geiger Professional Land Surveyor (Plan No. MISC332/04/06 dated 20-04-2022) (**Annexure B**);
 - 3.3 No new buildings are to be erected or existing structures altered without the approval of building plans by Council;
 - 3.4 Any further amendments to the application are subject to the relevant approval;
 - 3.5 Energy-saving devices such as contained in the Drakenstein Municipality's Green Building Manual be made use of as far as possible;
 - 3.6 The applicant be responsible for the cost of the publication, in the Provincial Gazette, of the final notice regarding the removal of the restrictive conditions, which should be attended to prior to the issuing of the final letter of approval;
 - 3.7 The applicant be responsible for the submission of the original title deed at the Cape Town Deeds Office for the necessary endorsement by the Registrar of Deeds, together with a copy of the final removal notice as published in the Provincial Gazette. A copy of the endorsed title deed must be supplied to the municipality for record keeping purposes;
 - 3.8 That approved Surveyor-General diagrams be submitted to Council before submission of any building plans;
 - 3.9 That should the applicant fail to comply with any of the above conditions, the Council reserves the right to impose further conditions in future if deemed necessary;

3./...

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 By-law on Municipal Land Use Planning, 2018, read together with Section 22 of the aforementioned by-law.

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.

Yours faithfully



H. G. STRIJDOM
MANAGER: LAND DEVELOPMENT MANAGEMENT