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Reference: 15/4/1 (13004) P
Date: 15 June 2023
Coll no: 1654516

JD/HK

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APPLICATION FOR CONSENT USE: ERF 13004 PAARL DIVISION (LABORIE)

1. **Approval has been granted** in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for a Consent use on Erf 13004 Paarl, in order to utilize two existing buildings for a visitor's accommodation purposes, as indicated on the Site Plan drawn by Malherbe Rust Architects, Drawing No. 9101, Project Number 1145, Rev E, dated 23.05.2023, **(See Annexure B)**;
2. The approval mentioned in Paragraph 1 above, is 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 (13004) P (1569) dated 14 December 2022 **(See Annexure D)**;
 - 2.2 Adherence to the conditions laid down by the Drakenstein Municipality: Electro-technical Engineering Services Division, in its memorandum with reference 13004 dated 15 March 2023 **(See Annexure E)**
3. Adherence to the following conditions from a town planning point of view:
 - 3.1 No new structures to be erected without the prior approval of building plans by Council;
 - 3.2 This approval applies only to the application at hand, and shall not be construed as authority to depart from any legal prescriptions or requirements;
 - 3.3 Any further amendments to the application are subject to the relevant approval;
 - 3.4 Note must be taken that this application involves the re-development of the existing werf and as a consequence thereof, also development on the north-eastern side of the property, adjacent to residential erven; and

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- 3.5 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.
4. The following be regarded as the reasons for the decision:
- 4.1 The proposal is in keeping with the general development trend of the area, and the proposal at hand will not detract from that character;
- 4.2 The proposal is for the utilization of existing structures without new structures being developed;
- 4.3 The proposal is merely for the utilization of existing infrastructure to exercise a land use activity which is in-line with town planning principles and norms;
- 4.4 The proposal is of such a nature that it is not expected to negatively impact on the health, safety and wellbeing of the surrounding built environment or community;
- 4.5 All relevant internal and external departments consented to the application; and
- 4.6 The proposal is considered to be consistent with the Drakenstein Spatial Development Framework.

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), including property owners adjacent to the north-eastern property boundary namely Erven 31403, 3411, 17239, 17241, 17240 and 3415 Paarl, of their right of appeal – proof of notifications **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