



Col no: 1813477
Enquiries: R Mowzer
Tel no: 021 807 4822
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RM/HK
15/4/1 (14755) P

David Hellig & Abrahamse
Land Surveyors
PO Box 18
PAARL
7622

david@dhaa.co.za

Sir

APPLICATION THE SUBDIVISION, REZONING AND CONSOLIDATION: ERVEN 14755 AND 20768 PAARL

I refer to your application, 15 December 2021 and have to inform you that Council's Municipal Planning Tribunal on 24 May 2023, resolved as follows, that:

- "1. *Approval be granted in terms of Section 60(1)(a) of the Drakenstein By-law on Municipal Land Use Planning, 2018, for:-*
- 1.1 **Subdivision** of Erf 14755 Paarl in order to create Portion A measuring $\pm 1000^2$ in extent, as indicated on the Plan of Subdivision drawn by David Hellig and Abrahamse Land Surveyors dated November 2021, (**Annexure D to the departmental report**);
 - 1.2 **Rezoning** of the proposed Portion A from Open Space Zone to Industrial Zone in order to create a uniform zoning with the adjacent Erf 20768 Paarl; and
 - 1.3 **Consolidation** of Portion A ($\pm 1000m^2$) with Erf 20768 Paarl ($\pm 3025m^2$) in order to form a new land unit measuring $\pm 4025m^2$, as indicated on the Plan of Subdivision drawn by David Hellig and Abrahamse Land Surveyors dated November 2021, (**Annexure D to the departmental report**).

2./...

2. *The approvals mentioned in Paragraphs 1.1 – 1.3 above, be subject to the conditions laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018 and be applicable from a town planning point of view.*
 - 2.1 *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;*
 - 2.2 *Any amendments to the application are subject to the relevant approval;*
 - 2.3 *No new buildings are to be erected or existing structures altered without the approval of building plans by Council;*
 - 2.4 *That the subdivision takes place largely in accordance with the respective subdivision plan (**Annexure D to the departmental report**);*
 - 2.5 *That Portion A only be used for parking purposes;*
 - 2.6 *Adherence to the conditions laid down in the memorandum of Drakenstein Municipality: Civil Engineering Services Department referenced 15/4/1 (20768 & 14755) P (1126) dated 12 September 2022, (**Annexure H to the departmental report**);*
 - 2.7 *Adherence to the conditions laid down in the memorandum of Drakenstein Municipality: Electro Technical Engineering Services Department referenced 14755 & 20768 dated 4 November 2022, (**Annexure I to the departmental report**); and*
 - 2.8 *Should the applicant fail to comply with any of the conditions laid down, then council reserves the right to impose further future conditions.*
3. *The following will be regarded as the reasons for decisions:*
 - 3.1 *The proposal supports the character of the surrounding area;*
 - 3.2 *The proposal will achieve the desired urban fabric for this specific area being industrial;*
 - 3.3 *The proposal will result in appropriate expansion of Erf 20768 Paarl for improved functionality;*
 - 3.4 *The proposal will facilitate the effective usage of the vacant portion of land, which would alternatively remain un-utilised;*
 - 3.5 *The flood lines will have no negative impact on the application proposal seeing that it will only be used for parking purposes;*

- 3.6 *The potential of Erf 20768 Paarl is being 3ptimized by increasing the extend thereof;*
- 3.7 *Portion A is not accessible to the surrounding land owners;*
- 3.8 *The proposal is compliant with the principles and objectives of the Spatial Development Framework and will have no negative impact on the surrounding land uses; and*
- 3.9 *The proposal will not affect the existing engineering services."*

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 By-law on Municipal Land Use Planning 2018, excluding the decision for a Technical Approval, by any person whose rights are affected by the decision of an authorized official, within 21 days of notification of the decision. This approval is therefore suspended until further notice.

the application during the public participation process and the objectors (if applicable), of their general right of appeal – proof of notification must be provided. The appeal procedures are set out in Section 80 of the above-mentioned Bylaw (attached).

All appeals should be lodged to the City Manager of Drakenstein Municipality, P.O. Box 1, Paarl, 7622 or on customercare@drakenstein.go.za.

Yours faithfully



H.G. STRIJDOM
MANAGER: LAND DEVELOPMENT MANAGMENT