



Enquiries: J Daniels  
Contact number: (021) 807-4581  
Reference: 15/4/1 (20595) P  
Date: 25 January 2023  
Coll no: 1685213 (961427-513500)

JD/HK  
15/4/1(20595) P

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#### APPLICATION FOR REZONING: ERF 20595 PAARL

1. **Approval has been granted** in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, as follows:
  - 1.1 Rezoning of 1.85ha of Erf 20595 Paarl, from Agriculture Zone to Industrial Zone in order to expand the current existing industrial activities on the property, as indicated on the site development plan drawn by Willie Steyn Land use Planner, Ref. CJ2, dated 20/03/2020 (**See Annexure B**);
2. The approval mentioned in Paragraph 1.1 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 the Drakenstein Municipality: Civil Engineering Services, as laid down in its memorandum dated 04 April 2022 (reference number 15/4/1 (20595) P (531) (**See Annexure D**);
  - 2.2 Adherence to the conditions laid down by the Drakenstein Municipality: Electro-Technical Engineering Services Division, as set out in its memorandum dated 18 March 2021 (reference number 20595) (**See Annexure E**);
  - 2.3 This approval only applies to the application in question and shall not be construed as authority to depart from any legal prescriptions or requirements;

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- 2.4 That the proposal take place largely in accordance with the site development plan, **(See Annexure B)**;
  - 2.5 Any alterations to the existing road network will be the responsibility of the developer which includes design, approval and construction of any traffic control and or calming measures as detailed in the Traffic Impact Assessment (TIA) by Liezl Stodart dated October 2021 **(See Annexure J)**;
  - 2.6 A updated TIA which takes into account the traffic generation of the greater area must be submitted to the Manager: Infrastructure Management for approval at the building or civil plan approval stage, the cost of which can be deducted from the Development Charges for the development;
  - 2.7 Depending on the scale of the expansion in future, additional Civil Engineering Specialist Reports may be requested when the developer wishes to increase the GLA;
  - 2.8 Any electrical services extensions and/or upgrades, will be for the account of the applicant;
  - 2.9 All electrical equipment shall comply with Drakenstein Municipality standards and have twenty-four hour access for maintenance purposes;
  - 2.10 A service level agreement between the municipality and the owner or developer have to be arranged at the Electro-Technical Service Department (Planning and Design Division – Chief Engineering Technician) in the case where a request for the change and or upgrade of the existing supply is required;
  - 2.11 That the approval complies with all health requirements;
  - 2.12 No new buildings are to be erected or existing structures altered without the approval of building plans by Council;
  - 2.13 Energy-saving devices such as are contained in the Drakenstein Municipality’s Green Building Manual be made use of as far as possible;
  - 2.14 The applicant *must* institute water conservation measure such as rainwater harvesting, grey water recycling and similar technical advancements such as low flow shower heads, dual flush toilets and water-wise gardens;
  - 2.15 Any amendments to the application are subject to the relevant approval;
  - 2.16 Should the applicant fail to comply with any of the above conditions, Council reserves the right to impose further conditions in future if deemed necessary;
3. That the following be regarded as the reasons for the decision:
- 3.1 The proposal is merely to expand the current existing industrial activities on the property;

- 3.2 The proposal at hand is not expected to be out of scale, nor character within the surrounding built and natural environment;
- 3.3 The proposal is merely to rezone the application property which is in-line with the spatial direction of the existing area;
- 3.4 The proposal is not expected to have a significant negative traffic impact as the Department of Transport and the Drakenstein Civil Engineering Division rendered no objections thereon;
- 3.5 The property is located within the delineated urban edge, reducing sprawl as well as guiding and controlling developments within the prescribed urban area;
- 3.6 The application is not expected to have a significant negative impact on the health, safety and wellbeing of the surrounding built and natural environment;
- 3.7 The property is located within the Ben Bernhard industrial area, which encourages industrial and mixed land use economic opportunities;
- 3.8 Existing infrastructure with proposed additions would be utilized on the property;
- 3.9 All relevant internal departments consented to the proposal; and
- 3.10 The proposal is line with the Drakenstein Spatial Development Framework (SDF).

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** from the date of registration of the letter. This 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 **the objectors** (if any) of their right of appeal – proof of notification **must** be provided. 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



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