



Enquiries: C v/d Bank
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CvdB/GS
15/4/1(34982) P

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Sir

APPLICATION FOR CONSENT USE AND AMENDMENT OF APPROVED SITE DEVELOPMENT PLAN: A PORTION OF ERF 34982 PAARL (A PORTION OF ERF 16161 PAARL) FOR THE ESTABLISHMENT OF A FILLING STATION

I refer to your application in the above-mentioned regard:

1. Approval has been granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for Consent Use, in order to establish a “fuel retail” facility on a portion of Erf 34982 Paarl.
2. Approval has been granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the amendment of the approved Site Development Plan for Erf 34982 Paarl, **(Annexure A)**.
3. The approval mentioned above are subject to the following conditions, laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
 - 3.1 Adherence to the conditions set by the Department of Transport and Public Works: Provincial Roads Engineer as set out in its memorandum dated 27 July 2021, **(Annexure B)**;
 - 3.2 Adherence to the conditions set by the Drakenstein Municipality: Civil Engineering Services Division as set out in its memorandum dated 21 September 2021, **(Annexure C)**.
4. The following conditions are applicable from a town planning point of view:
 - 4.1 No buildings or structures may be erected, or existing structures altered, without the approval of building plans by Council;
 - 4.2 The development take place largely in accordance with the site development plan **(Annexure A)**;
 - 4.3 A Bulk Infrastructure Contribution Levy (BICL) are payable to the satisfaction of the Civil Engineering Services Department; and

- 4.4 Should the applicant fail to comply with any of the above-mentioned conditions of approval, the Council reserves the right to impose further conditions in future if deemed necessary.
5. The following be regarded as the reasons for the decision:
- 5.1 All relevant internal and external departments consented to the application;
- 5.2 The developer indicated that the comments and conditions as mentioned above has been considered and will be adhered to as contained in **(Annexure F)**;
- 5.3 The site development plan is considered to be largely in accordance with the conditions of approval and is recommended for approval;
- 5.4 The application proposal complies with the prescribed building development parameters / restrictions and sufficient parking can be provided on site.

Your attention is drawn to the general right of appeal 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 of an authorized official, within 21 days from the date of receipt of this 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 public participation process, of their right of appeal – proof of notification must be provided. The appeal procedures are set out in Section 80 of the abovementioned Bylaw.

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

Yours faithfully



HG STRIJDOM

MANAGER: LAND USE PLANNING AND SURVEYING