



**DRAKENSTEIN**

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Paarl | Wellington | Gouda | Saron | Simondium

+27 21 807 4500 +27 21 872 8054  
www.drakenstein.gov.za  
customer@drakenstein.gov.za  
Civic Centre, Berg River Boulevard, Paarl 7646

**Coll no:** 2012038  
**Enquiries:** J Pekeur  
**Tell no:** (021) 807 4808  
**Date:** 20 June 2023

JP/HK  
15/4/1 (10028) W

Willie Steyn  
Land Use Planner  
1 Flambeau Street  
PAARL  
7646

Email: [williesteyn1960@gmail.com](mailto:williesteyn1960@gmail.com)

Sir

**APPLICATION FOR CONSOLIDATION OF ERVEN 10028 & 16245 WELLINGTON, CORNER OF OUDEBRUG & OUDEPONT STREETS, WELLINGTON INDUSTRIAL PARK**

Your application dated 14 December 2022 refers.

1. **Approval is hereby granted** in terms of Section 60 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the Consolidation of Erf 10028 Wellington and unregistered Erf 16245 Wellington, as indicated on Consolidation Plan Ref. MW2 dated 22/11/2022.
2. The approval granted in paragraph 1 above, is subject to the following conditions imposed in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
  - 2.1 A copy of the approved consolidation diagram must be submitted to the municipality.
  - 2.2 A detailed Site Development Plan for any proposed development on the consolidated property must be submitted to the municipality's Civil Engineering and Land Use Planning departments for approval.

- 2.3 Adherence to the conditions laid down by the Manager: Infrastructure Development, Drakenstein Municipality: Civil Engineering Services Department, in his memorandum referenced 15/4/1 (10028 & 1624) W (0358) dated 28 March 2023, (See annexure A)
- 2.4 Adherence to the following conditions laid down by the Manager: Planning and Customer Services, Drakenstein Municipality: Electro Technical Engineering Department:
- 2.4.1 Only one cable connection to the erf will be allowed.
- 2.4.2 A mini substation will have to be installed where more than the existing load requirement is requested.
- 2.4.3 The developer will be responsible for all upgrading and service costs.
- 2.4.4 A demarcated area of 4mx6m must be provided for the proposed mini substation on the Southern side of the erf boundary.
- 2.4.5 Energy-saving devices such as contained in the Drakenstein Municipality Green Building Manual (document available at the Spatial Planning Section) must be made use of as far as possible.
- 2.4.6 For any future development, the developer must institute water conservation measures such as only using non-potable water for on-site construction activities, rainwater harvesting, greywater recycling and similar technical advancements such as low flow shower heads, dual flush toilets and water-wise gardens.
- 2.4.7 This approval applies only to the application in question and shall not be construed as authority to depart from any other legal prescriptions.
3. The owner's attention must be drawn to the following:
- 3.1 Authority for the registration of the consolidated erf will not be issued by the municipality unless conditions 2.4.1 to 2.4.7, where applicable, have been satisfactorily complied with.
- 3.2 The owner is responsible for all engineering installation, alteration and upgrading costs including the costs for new municipal connections, storm water connections and new vehicle access points.
- 3.3 Plans for any proposed construction or changes to services are to be submitted to the Civil Engineering Services Department for approval prior to construction.

4. The following are regarded as the reasons for the above approval decisions:

- 4.1 The proposed use will be in keeping with the character of the surrounding land uses;
- 4.2 No land use foreign to the area is being proposed;
- 4.3 There is adequate infrastructural capacity for the proposal.
- 4.4 The proposal will not have any negative impact on the surrounding area or detract from its character;
- 4.5 The consolidation of the two properties is part of the sale agreement between the municipality and the purchaser.

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 Bylaw on Municipal Land Use Planning 2018, by any person whose rights are affected by the decision of an authorised official, within **21 days** of notification of the decision. 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 and the **objectors (if applicable)**, of their general right of appeal – proof of notification **must** be provided. Note that the 21-day appeal period will commence the day after all the property owners have been notified. The appeal procedures are set out in Section 80 of the abovementioned Bylaw (attached).

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

Yours faithfully



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

Please address all correspondence to the City Manager, P O Box 1, Main Street, Paarl, 7622, or Customer care, e-mail, [customercare@drakenstein.gov.za](mailto:customercare@drakenstein.gov.za), Henk Strijdom, [henks@drakenstein.gov.za](mailto:henks@drakenstein.gov.za)