



Coll no: 2045575
Enquiries: J Pekeur
Tell no: (021) 807 4808
Date: 20 June 2023

JP/HK
15/4/1 (42466) P

TV3 Architects & Town Planners
La Gratitude Office Building
97 Dorp Street
STELLENBOSCH
7600`

Email: Thys@tv3.co.za

Sir

APPLICATION FOR CONSOLIDATION OF UNREGISTERED ERVEN 42466 & 42467, 42468 & 42469, 42486 & 42487, 42491 & 42490 AND 42507 & 42506 PAARL, BETWEEN ALSACE AND BONHEUR AVENUES, LE PARC RESIDENTIAL ESTATE

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 the following five sets of unregistered erven:
 - 1.1 **Erf 42466 Paarl** (197m²) and **Erf 42467 Paarl** (272m²) are to be consolidated to create a new land unit, **Portion A**, measuring ±469m² in extent (See Consolidation Plan No. 2 dated 04/05/2023):
 - 1.2 **Erf 42468 Paarl** (272m²) and **Erf 42469 Paarl** (197m²) are to be consolidated to create a new land unit, **Portion B**, measuring ±469m² in extent (See Consolidation Plan No. 3 dated 04/05/2023):

2./...

- 1.3 **Erf 42486 Paarl (197m²) and Erf 42487 Paarl (197m²)** are to be consolidated to create a new land unit, **Portion C**, measuring $\pm 394\text{m}^2$ in extent (See Consolidation Plan No. 4 dated 04/05/2023):
 - 1.4 **Erf 42491 Paarl (197m²) and Erf 42490 Paarl (197m²)** are to be consolidated to create a new land unit, **Portion D**, measuring $\pm 394\text{m}^2$ in extent (See Consolidation Plan No. 5 dated 04/05/2023):
 - 1.5 **Erf 42507 Paarl (197m²) and Erf 42506 Paarl (197m²)** are to be consolidated to create a new land unit, **Portion E**, measuring $\pm 394\text{m}^2$ in extent (See Consolidation Plan No. 6 dated 04/05/2023):
2. The approvals granted in paragraphs 1.1 to 1.5 above, are subject to the following conditions imposed in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
- 2.1 Copies of the approved diagrams and amended General Plan for consolidated Portions A to E must be submitted to the municipality.
 - 2.2 Adherence to the conditions laid down by the Manager: Infrastructure Management, Drakenstein Municipality, Department: Civil Engineering Services, in his memorandum 15/4/1 (42474, 42475, & 42477, 42478 & 42499, 42500 & 42501, 42502) L Parc (438) dated 2 May 2023 (**See Annexure A**).
 - 2.3 Adherence to the following conditions laid down by the Manager: Planning and Customer Services, Drakenstein Municipality: Electro Technical Engineering Services Department:
 - 2.3.1 The electrical consultant has already made provision for the proposed consolidation.
 - 2.3.2 Each erf must have its own supply from the erf boundary.
 - 2.3.3 Only one cable connection per erf is allowed.
 - 2.3.4 No cross feeds from one erf to another will be allowed.

3./...

- 2.4 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.
 - 2.5 For any future development of the property, the developer must institute water conservation measures such as only using non-potable water for on-site construction activities, Sustainable Drainage Systems for controlling surface runoff water, rainwater harvesting, greywater recycling and similar technical advancements such as low flow shower heads, dual flush toilets and water-wise gardens.
 - 2.6 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.
3. The owner's attention must be drawn to the following:
- 3.1 No clearance for the registration of any consolidated portion will be issued by the municipality until conditions 2.1 to 2.6, where applicable, have been complied with.
 - 3.2 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 proposal is not inconsistent with the Drakenstein Spatial Development Framework or Zoning Scheme By-Law.
 - 4.2 The proposal is not inconsistent with the character of the area and will not negatively impact the immediately surrounding, similarly sized, erven.
 - 4.3 The proposal will have a nominal impact on engineering services.
 - 4.4 No change to the existing land uses is proposed.

4./...

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

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, Henk Strijdom, henks@drakenstein.gov.za