



DRAKENSTEIN
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Date: 8 May 2023

JP/HK
15/4/1 (42474) P

TV3 Architects & Town Planners
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STELLENBOSCH
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Sir

APPLICATION FOR CONSOLIDATION OF UNREGISTERED ERVEN 42474 & 42475, 42477 & 42478, 42499 & 42500 AND 42501 & 42502 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 Plan No. 2 dated 2/12/2022;
 - 1.1 Erf 42477 Paarl (197m²) with Erf 42478 Paarl (197m²) to create a new land unit, **Portion B**, measuring ±394m² in extent, as depicted on Consolidation Plan No. 3 dated 2/12/2022;
 - 1.2 Erf 42499 Paarl (197m²) with Erf 42500 Paarl (197m²) to create a new land unit, **Portion D**, measuring ±394m² in extent, as depicted on Consolidation Plan No. 5 dated 2/12/2022;
 - 1.3 Erf 42501 Paarl (197m²) with Erf 42502 Paarl (197m²) to create a new land unit, **Portion C**, measuring ±394m² in extent, as depicted on Consolidation Plan No. 4 dated 2/12/2022.

2. The approvals granted in paragraphs 1.1 to 1.3 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 A Copies of the approved diagrams for consolidated Portions A to D 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 its memorandum 15/4/1 (42474, 42475, & 42477, 42478 & 42499, 42500 & 42501, 42502) L Parc (438) dated 2 May 2023 (Annexure A).
 - 2.3 Adherence to the following conditions laid down by the Manager: Planning and customer Services, Drakenstein Municipality: Electro Technical Engineering Services:
 - 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.
 - 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 the consolidated portion will be issued by the municipality until the 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 Bylaw.
 - 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.

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