



Coll no: 2021867
Enquiries: J Pekeur
Tell no: (021) 807 4808
Date: 30 August 2023

JP/HK
15/4/1 (7991) W

Iana Jordaan
FRAME
277 Main Road
PAARL
7620

Email: iana.jordaan@framegroup.co.za

Madam

APPLICATION FOR CONSOLIDATION: ERVEN 7991 AND 7992 WELLINGTON

Your application dated 9 February 2023 refers.

1. **Approval** is hereby granted in terms of Section 60 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the Consolidation Erven 7991 and 7992 Wellington to form one land unit, measuring $\pm 1577\text{m}^2$ in extent, as depicted on Plan of Consolidation No. F18117-P-001, REV B dated 2023/02/24.
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 diagram for the consolidated erf must be provided to the municipality.
 - 2.2 Adherence to the conditions laid down by the Manager: Infrastructure Management, Civil Engineering Services, Drakenstein Municipality, in his memorandum referenced 15/4/1 (7991 & 7992) P (813) dated 12 June 2023 (See Annexure A).

2./...

- 2.3 Adherence to the following conditions laid down by the Manager: Planning and Customer Services, Electro Technical Engineering Services, Drakenstein Municipality:
 - 2.3.1 The electrical reticulation must be upgraded in order to supply the development of power.
 - 2.3.2 Only one service connection per erf is allowed.
 - 2.3.3 The service connection will be provided from the street boundary.
 - 2.3.4 NRS069 network recovery and service connection costs are payable by the developer.
 - 2.3.5 The developer is responsible for all related cost to remove or relocate existing infrastructure.
 - 2.4 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.
 - 2.5 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.
 - 2.6 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.

3./...

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 proposed consolidation is considered compatible with surrounding land uses as no change to the existing land uses is proposed;
 - 4.3 There is adequate infrastructural capacity for the proposal; and
 - 4.4 The proposal will encourage development in the area and stimulate economic growth.

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