



# DRAKENSTEIN

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Date: 31 August 2021

EC/GS  
15/4/1 (180/17) P

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Sir

## APPLICATION FOR REZONING: FARM 180/17 PAARL DIVISION

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 the rezoning of a portion of Farm 180/17 Paarl from Agricultural I to Neighbourhood Business Zone in establish a uniform zoning of Neighbourhood Business Zone on the entire property, as indicated on the Site Development Plan drawn by A3D Architects, Project No. 1414, Plans No. 01, dated August 2017, **(Annexure C)**.
2. The approval mentioned in Paragraph 1 above is subject to the following conditions, laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
  - 2.1 Adherence to the conditions set by the Drakenstein Municipality: Civil Engineering Services Division, as set out in its memorandum dated 30 April 2018 (reference number 15/4/1 (F180/17) P (804), **(Annexure D)**;
  - 2.2 Adherence to the conditions set by the Drakenstein Municipality: Electrical Engineering Services Division, as set out in its memorandum dated 2 November 2018 (reference number 180/17), **(Annexure E)**;
  - 2.3 The applicant takes note of the conditions set by the Western Cape Department of Transport and Public Works: Road Network Management, as set out in its letter dated 18 January 2021 (reference 16/9/6/1-10/256(Job 25922), **(Annexure I)**;
3. The following conditions are applicable from a town planning point of view:
  - 3.1 This approval only applies to the rezoning in question and shall not be construed as authority to depart from any legal prescriptions or requirements;
  - 3.2 The proposal take place largely in accordance with the Site Development Plan, **(Annexure C)**;

- 3.3 Any further amendments to the application are subject to the relevant approval;
  - 3.4 The approval complies with all civil engineering requirements prior to building plan submission;
  - 3.5 Any electrical services extensions and/or upgrades, will be for the account of the applicant;
  - 3.6 The applicant takes cognisance of the condition laid down by Western Cape Department of Transport and Public Works: Road Network Management, with special reference to the maximum floor area and access requirements;
  - 3.7 No new buildings are to be erected or existing structures altered without the approval of building plans by Council;
  - 3.8 Should the applicant fail to comply with any of the above conditions, the Council reserves the right to impose further conditions in future if deemed necessary.
4. The following be regarded as the reasons for the decision:
- 4.1 The proposed rezoning is considered compatible with the existing surrounding land uses;
  - 4.2 The proposal at hand is not expected to be out of scale, nor character with the surrounding land use activities and natural environment;
  - 4.3 The aesthetics of the existing and proposed structures is not expected to create any negative visual impact from the existing access road;
  - 4.4 The application is not expected to negatively impact on the health, safety and wellbeing of the surrounding built and natural environment;
  - 4.5 The property is located within the delineated urban edge, thus reducing urban sprawl;
  - 4.6 No objections were received during the public participation process;
  - 4.7 The proposal is in line with the Drakenstein Spatial Development Framework.

Your attention is drawn to the general right of appeal in terms of Section 79(3) of 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 of notification of the decision. This approval is therefore suspended until further notice. Please also notify the surrounding property owners by hand within a radius of 200 meters from the application property, of their general right of appeal – proof of notification must be provided to this department. 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. 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**  
**MANAGER LAND USE PLANNING AND SURVEYING**