



Enquiries: Riyaz Mowzer
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Reference: 15/4/1 (486) P
Date: 09 November 2023
Coll no: 1735157

RM/HK

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Sir

APPLICATION FOR THE REZONING, SUBDIVISION AND CONSENT USE: REMAINDER OF FARM 486 PAARL DIVISION

With reference to your application, dated 2 March 2021, I have to inform you that the Drakenstein Municipal Planning Tribunal on 2nd November 2023 resolved as follows, that:

“1. *Approval has been granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the following:-*

1.1 ***Rezoning** of Remainder of Farm 486 Paarl Division from Agriculture Zone to Subdivisional Area to enable the subdivision and proposed uses;*

1.2 ***Subdivision** of the Remainder of Farm 486 Paarl into two Portions, as indicated on the attached subdivision plan drawn by NuPlan Africa dated 28 July 2023, (See Annexure E), as follows:*

Subdivision of Farm 486 Paarl Division			
Portions	Zoning	Land Use	Area (m ²)
Portion 1	Transport Zone	Public Road	23 157
Remainder Farm 486 Paarl Division	Open Space Zone	Cemetery and Conservation	118 508
Total			141 665

2./...

- 3.4 *With the Covid 19 pandemic and the impacts thereof, being sudden death of residents, the establishment of cemeteries are regarded as a top priority for the Municipality;*
- 3.5 *The proposal does not impact the surrounding land uses;*
- 3.6 *The proposed development will ensure optimal use of existing resources with no major infrastructure upgrades needed;*
- 3.7 *The relevant external and internal departments consented and supported the proposed establishment of the proposed cemetery, subject to certain conditions;*
- 3.8 *As the use does not require the provision of bulk Engineering Services which are currently not available, the intended use is regarded as a suitable alternative to a housing development.*
- 3.9 *Much needed burial space will be provided in close proximity to all communities in Drakenstein.*
- 3.10 *The development of a cemetery on the site will head to cultural and social cohesion, and*
- 3.11 *The development is consistent with the development principles, as set out in SPLUMA and LUPA.”*

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 authorized 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. The appeal procedures are set out in Section 80 of the above-mentioned Bylaw (attached).

All appeals should be lodged to the City Manager of Drakenstein Municipality, P.O. Box 1, Paarl, 7622 or on customercare@drakenstein.gov.za.

Yours faithfully



H.G. STRIJDOM
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, and Henk Strijdom, henks@drakenstein.gov.za