



DRAKENSTEIN

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Reference: 15/4/1(F193/2) P
Date: 20 April 2021

JD/JA
15/4/1 (F193/2) P

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Sir

APPLICATION FOR TECHNICAL APPROVAL AND DEPARTURE: FARM 193/2 PAARL DIVISION

I refer to your application dated 18 August 2020 and have to inform you as follows:

1. Approval has been granted in terms of Section 13(2)(d) of the Drakenstein Zoning Scheme Bylaw, 2018, for a Technical Approval on Portion 2 of Farm 193 Paarl Division, for a crop cover, in order to permit 6 vertical growth rooms ($\pm 183\text{m}^2$) with two ancillary storage sheds ($\pm 960\text{m}^2$), as indicated on the Site Development Plan drawn by GASS Architectural Studios (DWG No. 342, Sheet No. 0000SL, Stage C, Rev K) dated 2020-07-28 (**Annexure B**).
2. Approval has been granted in terms of Section 60 (1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for a departure from the prescribed development parameters on Portion 2 of Farm 193 Paarl Division, for the following:
 - 2.1 Departure from the applicable development parameters to relax the building line along the southern boundary from 30m to 5.0m, in order to accommodate two on-site staff residential units ($\pm 66\text{m}^2$) including an office component ($\pm 136\text{m}^2$), as indicated on the Site Development Plan drawn by GASS Architectural Studios (DWG No. 342, Sheet No. 0000SL, Stage C, Rev K) dated 2020-07-28 (**Annexure B**).
3. Approval mentioned in Paragraph 1 – 2.1 above is subject to the following conditions, laid down in terms of Section 13(2)(h) of the Drakenstein Zoning Scheme Bylaw, 2018, read together with Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
 - 3.1 Adherence to the conditions set by the Drakenstein Municipality: Civil Engineering Services Division as set out in its memorandum 15/4/1 (F193/2)P (0238) dated 8 March 2021 (**Annexure C**);

- 3.2 That the applicant takes note of the conditions set by the Western Cape Department of Transport and Public Works: Road Network Management Division, as set out in its letter dated 16 November 2020 (reference TPW/CFS/RP/LUD/REZ/SUB-10/412 (Job 28011) (**Annexure D**);
- 3.3 That the applicant takes note of the conditions set by the Department of Agriculture, Forestry and Fisheries, imposed in terms of Act 70/1970, Consent No. 53655, dated 10 April 2018 (reference 2018_01_0087) (**Annexure F**);
- 3.4 The proposal take place largely in accordance with the Site Development Plan (**Annexure B**);
- 3.5 Any further amendments to the application is subject to the relevant approval;
- 3.6 Any electrical services extensions and/or upgrades that may be required, including the payment of any payable network recovery costs/development charges, will be for the account of the applicant; and
- 3.7 All relevant health requirements should be adhered to, which will be dealt with at building plan submission stage.
4. That the following be regarded as the reasons for the decision:
 - 4.1 The proposal is in keeping with the general trend of agricultural activities, and the proposal at hand will not detract from the that character;
 - 4.2 The proposal is of such a nature that it is not expected to negatively impact the existing and immediate surrounding land use activities;
 - 4.3 The application is not expected to negatively impact on the health, safety and wellbeing of the surrounding built and natural environment;
 - 4.4 All relevant internal and external departments consented to the application;
 - 4.5 The application is for the utilization of existing infrastructure to exercise a land use activity which is in-line with town planning principles and norms;
 - 4.6 The application is considered to be consistent with the Drakenstein Spatial Development Framework; and
 - 4.7 Positive comments from the respective external and internal departments were received.

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 the Land Use Planning, 2018, by any person whose rights are effected by the decision, within 21 days from the date of registration of the letter. The approval is therefore suspended until further notice.

Yours faithfully

HG STRIJDOM
MANAGER: LAND USE PLANNING AND SURVEYING

