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Date: 11 October 2023

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Madam

APPLICATION FOR PERMANENT DEPARTURE: ERF 31364 PAARL

I refer to your application dated 15 December 2022 and have to inform you as follows:

1. **Approval** has been granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for Erf 31364 Paarl in order to depart from the permissible building line parameters for Crop Covers within Agriculture Zones, as indicated on the Site Development Plan drawn by Stone Projects (Drawing Number: SP22087-C-001) dated 29 November 2022, (**See Annexure B**), as indicated below:
 - 1.2.1 To encroach the 25m western street building line to 1.22m; and
 - 1.2.2 To encroach the 5m southern common boundary building line to 2.57m.
2. The following conditions are applicable from a town planning point of view:
 - 2.1 No new buildings are to be erected or existing buildings be converted without the prior approval of building plans by Council;
 - 2.2 The development must take place largely in accordance with the Site Development Plan (**See Annexure B**);
 - 2.3 Any amendments to the application are subject to the relevant approval;
 - 2.4 This approval applies only to the permanent departures in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements; and

2./...

- 2.5 The applicant shall plant trees, not more than 5 m apart, along the public road interface with the proposed crop covers to act as visual screening measure.
- 2.6 Kindly note that the above-mentioned approval shall lapse if it is not exercised, including compliance with all relevant conditions, within five years from the date hereof.

Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority in terms of Section 79(3) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, by any person whose rights are affected by the decision, within **21 days** of notification of decision. This provisional 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 initial public participation process, of their right of appeal – proof of notification **must** be provided. Should there be any appeals against the decision, the application title (heading) must be used as reference. The appeal procedures are set out in Section 80 of the above-mentioned bylaw (attached).

Your attention is drawn to the fact that all correspondence must be directed to the City Manager and also sent via our official email address.

Yours faithfully



H. G. STRIJDOM (PR. PLN A/1058/1998)
MANAGER: LAND DEVELOPMENT MANAGEMENT