



DRAKENSTEIN

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Reference: 15/4/1(31899) P
Date: 06 June 2022

CvdB/JA

David Hellig and Abrahamse
Main Road
PAARL

Email: DAVID@dhaa.co.za

Dear Sir

APPLICATION FOR DEPARTURE AND PERMISSION WITH REGARD TO THE PROVISION OF PARKING FOR ERF 31899 PAARL

Your application submitted on 27 October 2021 refer.

1. Approval for **departure** has been granted in terms of Section 60 of the Drakenstein Land Use Planning By-law, 2018, for departing from the provision of the minimum on-site parking requirement (135 on-site parking bays) in order to provide 118 on-site parking bays, for the proposed development of Erf 31899 Paarl, subject to the following conditions:
 - 1.1. That the shortfall of 17 on-site parking bays shall be calculated in accordance with the ITS parking motivation report (Ref CP1132 of 6 September 2021) for the new development consisting of 85 apartment units and two shops ($\pm 231\text{m}^2$);
 - 1.2. That the developer of Erf 31899 Paarl will be responsible for the provision of 17 on-street parking bays along Louw Street and Railway Street for the parking of vehicles connected to the development of 85 residential units on Erf 13899 Paarl in terms of 42(5) of the Drakenstein Zoning Scheme By-law, 2018;
 - 1.3. That the developer of Erf 31899 Paarl will be responsible for the upgrade of the existing public parking area to the north of the development along Station Street and the cost for the provision of such parking bays shall be carried by the developer;
 - 1.4. All on-street parking bays shall be accessible to the public at all times;

- 1.5. No on-street parking may be used on an exclusive use basis by Erf 31899 Paarl or sold by sectional title to individual land unit holders;
 - 1.6. When any service is to be taken over by the Drakenstein Municipality, any damage caused due to the construction of houses or any other construction activity shall be repaired by the Developer. Failure to do so will result in clearances and occupation certificates being withheld and remedial works shall be done by the Drakenstein Municipality for the cost of the developer;
 - 1.7. Adherence to the conditions as set out in the memorandum from the Civil Engineering Services department dated 14 March 2022, reference number 15/4/1(31899) P (0411) attached as Annexure E.
2. **Permission** has been granted in terms of Section 17 and 37(4) of the Drakenstein Zoning Scheme Bylaw, 2018 for a development of bicycle bays in lieu of on-site parking bays on Erf 31899 Paarl, subject to the following conditions:
- 2.1. The provision of a bicycle storage area may be provided, in lieu of solely two on-site parking bays.
 - 2.2. Should the residents of the apartment building on Erf 31899 Paarl ceases to make use of the available bicycle storage facility, the facility shall be replaced with two on-site parking bays as required.
 - 2.3. The Municipality may require that the developer of Erf 31899 Paarl, develop bicycle routes or pedestrian pavements adjacent to Erf 31899 Paarl at his cost, as part of the developer's responsibility when a site such as this, is extensively re-developed.
3. The reasons for the above-mentioned decisions be as follows:
- 3.1. The development of the site as a mixed-use multi-storey apartment building is an important catalyst to urban renewal initiatives for the area;
 - 3.2. The provision of additional parking bays within the public parking space will serve the needs of both the proposed development and the future upgrading initiatives for the De Poort Paarl Hamlet and Paarl Mall nodal precinct as identified in the Municipal Spatial Development Framework, 2020;
 - 3.3. The surrounding land owners were notified of the application and no objections were received; and
 - 3.4. The Civil Engineering Services department scrutinized the application and supports the proposal by the applicant.

4. 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 By-law on Municipal Land Use Planning 2018, by any person whose rights are affected by the decision, within 21 days from the date of notification of the decision.

5. This approval is therefore suspended until further notice. Please also notify (email or per hand) the surrounding property owners and the objectors who were notified of the application during the public participation process, of their right of appeal – proof of notification must be provided. The appeal procedures are set out in Section 80 of the above-mentioned By-law (attached). All appeals should be lodged to the City Manager of Drakenstein Municipality, P.O Box 1, Paarl, 7622 or at customer-care@drakenstein.gov.za



Yours faithfully

H. G. STRIJDOM (PR. PLN A/1058/1998)

MANAGER: LAND USE PLANNING AND SURVEYING