



Enquiries: C van der Bank
Contact number: (021) 807-4836
Reference: 15/4/1 (F) P
Date: 27 May 2021
Coll no: 1670076

CB/JA
15/4/1(409)P

Andre Carstens
9 La Roché South
PAARL
7646

acarstens37@gmail.com

Sir

APPLICATION FOR CONSENT USE: ERF 409 PAARL

I refer to your application in the above mentioned regard:

- 1 Approval be granted in terms of section 60(1)(a) of the Drakenstein By-law on Municipal Land Use Planning, 2018, for Consent Use in order to use Erf 409 Paarl for a Community Care Facility and Special Use Facility (Hairdressing salon) in order to enable the ACVV to continue with its normal activities which include the care for the elderly and a hairdressing salon.
2. The following conditions are applicable from a town planning point of view:
 - 2.1 No buildings or structures may be erected, or existing structures altered, without the approval of building plans by Council;
 - 2.2 That the development of the property take place largely in accordance with the site plan (**Annexure B**);
 - 2.3 Any electrical services extensions and/or upgrades will be for the cost of the property owner, including any payable network recovery costs;

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- 2.4 Notwithstanding that such activities may be listed as additional primary rights, in the event that the Municipality is of the opinion that an activity has an adverse impact on the surrounding area, it reserves the right to impose any conditions it deems fit in order to mitigate adverse impacts or instruct the owner that the activity must cease and the Municipality shall issue a compliance notice in accordance with the Municipal Planning By-law;
- 2.5 Should the applicant fail to comply with the any of the above-mentioned conditions o approval, the Council reserves the right to impose further conditions in future if deemed necessary.
- 3 The following be regarded as the reasons for the decision:
- 3.1 The ACVV has operated from Erven 408, 409 and 14357 Paarl as a non-profit organisation for more than 35 years;
- 3.2 No objection from the surrounding property owners were received during the public participation process;
- 3.3 The ACVV facility provide a range of social and welfare services to the elderly in the community;
- 3.4 Community Care facilities exclude overnight or accommodation facilities and places of instruction; and
- 3.5 The property shall adhere to the development parameters for Conventional Housing Zone as per the Drakenstein Zoning Scheme By-Law, 2018.

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 Planning, 2018, by any person whose rights are affected by the decision, within **21 days** from, the date of the registration of the letter. The application is therefore suspended until further notice.

Yours faithfully



H. G. STRIJDOM (PR. PLN A/1058/1998)
MANAGER: LAND USE PLANNING AND SURVEYING

ANNEXURE B

NOTE
 THE DRAWINGS ARE PREPARED BY THE ARCHITECTS' BOARD (GUYANA) FOR THE ARCHITECTS' BOARD (GUYANA) AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS' BOARD (GUYANA).



NOTES
 1. The building is to be constructed in accordance with the provisions of the Building Code of Guyana, 2000.
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AREA SCHEDULE	
EXIST. FLOOR/PRINT	204.00sqm
NEW FLOOR/PRINT	163.00sqm
TOTAL	367.00sqm

