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JA/
15/4/1/ (4784)P

Jan Hanekom Partnership
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Sir

APPLICATION FOR REZONING AND PERMANENT DEPARTURE THE OF PRESCRIBED BUILDING LINE RESTRICTIONS: ERF 4784 PAARL

I refer to your application dated July 2018 and have to inform you as follows:

1. Approval be granted in terms of Section 60(1)(a) of the Drakenstein By-law on Municipal Land Use Planning, 2018, for the following:
 - 1.1 **Rezoning** of Erf 4784 Paarl from Conventional Housing Zone to Multi-Unit Housing Zone in order to make provision for the erection of a two storey building to be utilised as visitor's accommodation (Guest House) measuring $\pm 208.6\text{m}^2$ in extent, as indicated on the site development plan (**Annexure B**);
 - 1.2 **Permanent departure** from the building line restrictions as follows:
 - 1.2.1 Permanent departure from the northern building line, from 5m to $\pm 2.3\text{m}$, in order to accommodate the existing residential building; and
 - 1.2.2 Permanent departure from the western building line, from 5m to $\pm 1\text{m}$, in order to accommodate the proposed new guesthouse building.

2./...

2. That the approvals mentioned in Paragraphs 1.1 and 1.2 above be subject to the following conditions, laid down in terms of Section 66 of the Drakenstein By-law on Municipal Land Use Planning, 2018:
 - 2.1 Adherence to the conditions set out in the memorandum of the Drakenstein Municipality: Civil Engineering Services Department reference 15/4/1 (4784) P (XXXX) dated 16 April 2020, **(Annexure G)**;
 - 2.2 Adherence to the conditions set out in the memorandum of the Drakenstein Municipality: Electro Technical Engineering Services reference 4784 dated 9 July 2020, **(Annexure H)**;
3. The following conditions from a town planning point of view be applicable:
 - 3.1 That the development takes place largely in accordance with the Site and Floor Plan **(Annexure B1)**;
 - 3.2 This approval applies only to the application in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements;
 - 3.3 Any amendments to the application will be subject to the relevant approval;
 - 3.4 No new structures are to be erected or existing buildings converted without the prior approval of building plans by the Council;
 - 3.5 The developer must ensure that the increased traffic flow from the development during construction phase does not create disturbance for the existing surrounding residents
 - 3.6 Consideration of the following water conservation measures must be given: Rainwater harvesting, grey water recycling and similar technical enhancements such as low flow shower heads, dual flush toilets and water-wise gardens for common areas;
 - 3.7 That the remainder of the property continue to be utilised for residential purposes;
 - 3.8 That all parking areas be clearly demarcated and that appropriate signage be installed;

3./..

4. That the following be regarded as the reasons for the decision:
 - 4.1 The application represents the densification of the existing urban area;
 - 4.2 The character of the immediate surrounding area is purely single residential, which makes the proposed development more reconcilable with the surrounding area;
 - 4.3 The architectural design of the building will not impact the existing historical value of the property;
 - 4.4 The property is well located and easily accessible;
 - 4.5 The scale of the development is considered as being too small to have a negative impact on the existing traffic in the area;
 - 4.6 The proposed development will contribute to a compact urban form and therefore represents “smart growth”; and
 - 4.7 All the relevant departments consented to the application, subject to certain conditions.
- 5.1. That the applicant take note of the following comments:
 - 5.1.1 The comments received from Heritage Western Cape, **(Annexure E)**; and
 - 5.1.2 The comments received from the Cape Winelands District Municipality: Health Department, **(Annexure F)**;
- 5.2 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 the registration of the letter. The approval is therefore suspended until further notice.

Yours faithfully



HG STRIJDOM
MANAGER: LAND USE PLANNING AND SURVEYING