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Date: 27 August 2021

EC/GS
15/4/1 (811/38) P

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APPLICATION FOR AMENDMENT OF APPROVAL CONDITIONS: FARM 811/38 PAARL

I refer to your application in the above mentioned regard:

1. Approval has been granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for an amendment of approval conditions on farm, in order to increase the total of pupil from 125 to 170, which includes the following amendment to Council's previous letter of approval with reference 15/4/1 (F811/38)P, dated 12 November 2019, **(Annexure B)**:
 - 1.1 Condition 2.4.3 – Removal of this condition, in order to increase the total of pupil from 125 to 170;
2. The approval mentioned in Paragraph 1 above is subject to the following conditions, laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
 - 2.1 Adherence to the conditions set by the Drakenstein Municipality: Civil Engineering Services Division as set out in its memorandum 15/4/1 (F811/38) P (0173) dated 19 February 2021, **(Annexure D)**;
 - 2.2 Adherence to the conditions set by the Western Cape Department of Transport and Public Works: Road Network Management, as set out in its memorandum dated 18 September 2019, 16/9/6/1-10/322 (reference 26804), **(Annexure E)**;

3. The following conditions are applicable from a town planning point of view:
 - 3.1 No buildings or structures may be erected, or existing structures altered, without the approval of building plans by Council;
 - 3.2 The occupancy of the school shall be limited to 170 pupils as part of the first phase;
 - 3.3 Operating hours for the school shall be from Monday-Friday, from 08:00-15:00;
 - 3.4 Only the buildings indicated as part of Phase 01 on the Phasing Plan attached hereto as may be erected. The buildings indicated to be part of Phase 02 (high school, iHub, music and drama building) may only be erected after the approval of a land use application in order to increase the capacity of the school;
 - 3.5 The applicant shall be responsible for obtaining all departments approvals of the revised development proposal, prior to the commencement of construction and that such approval shall be submitted to Council for record purposes;
 - 3.6 This approval applies only to the amendment in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements; and
 - 3.7 Should the applicant fail to comply with the any of the above-mentioned conditions of approval, the Council reserves the right to impose further conditions in future if deemed necessary.

4. The following be regarded as the reasons for the decision:
 - 4.1 The development proposal seeks to introduce an innovative and environmentally sustainable design concept to the Drakenstein area;
 - 4.2 Given the location of and the context in which the subject property finds itself in, the proposed development will provide an essential community-orientated service to the surrounding area;
 - 4.3 The Green School will alleviate pressure from the existing educational infrastructure in the Paarl and Wellington area;
 - 4.4 Educational infrastructure has been identified as one of the key land uses lacking in the South City Corridor, which the development proposal addresses;
 - 4.5 All relevant internal and external departments consented to the application;
 - 4.6 The provision of the Drakenstein Zoning Scheme By-law is being complied with;
 - 4.7 The proposal is considered to be consistent with the Drakenstein Spatial Development Framework.

Your attention is drawn to the general right of appeal in terms of Section 79(3) of Drakenstien ByLaw on Municipal Land Use Planning, 2018, by any person whose rights are affected by the decision of an authorized official, within 21 days of notification of the decision. This approval is there for suspended until further notice. Please also notify the surrounding property owners by hand within a radius of 200 meters from the application property, of their general right of appeal – proof of notification must be provided to this department. Note that the 21 day appeal period will commence the day after all the property owners have been notified. The appeal procedures are set out in Section 80 of the above mentioned bylaw. All appeals should be lodged to the City Manager of Drakenstein Municipality, P.O Box 1, Paarl, 7622 or at customercare@drakenstein.gov.za.

Yours faithfully



H.G. STRIJDOM

MANAGER LAND USE PLANNING AND SURVEYING

Please address all correspondence to the City Manager, P O Box 1, Main Street, Paarl, 7622, or Customer care, e-mail, customercare@drakenstein.gov.za and Henk Strijdom, henks@drakenstein.gov.za