



Enquiries: Cornelia vd Bank
Contact number: 021 807 4832
Reference: (15/4/1 -21351) P
Date: 10 October 2025

Cvd Bank/HK

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Sir

APPLICATION FOR CONSENT USE ON ERF: 21351 PAARL

I refer to your land use application (collaborator reference 2209795) refers.

1. Provisional approval is hereby granted in terms of Section 60(1)(a) of the Bylaw on Municipal Land Use Planning, 2018, on Erf 21351 Paarl for the following:
 - 1.1 The Consent Use for a noxious industry in order to use Sections 4,5 & 10 of Erf 21351 Paarl for the storage and distribution of agricultural crop protection chemicals to a maximum extent of $\pm 250\text{m}^2$.
2. The approval mentioned above paragraph 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 laid down by the Cape Winelands District Municipality in its memorandum dated 18 November 2024 (**See Annexure C**);
 - 2.2 Adherence to the conditions laid down by the Drakenstein Municipality: Civil Engineering Services Division in its memorandum 15/4/1(21351) P (1954) dated 19 December 2024 (**See Annexure D**);

- 2.3 A Building plan shall be submitted in terms of the National Building Regulations and Building Standards Act, clearly indicating the area to be used for a noxious industry, the occupancy classification and compliance to the SANS 10400 prior to being used accordingly. No buildings or structures may be erected, or existing structures altered, without the approval of building plans by Council; and
- 2.4 Should the applicant fail to comply with any of the above-mentioned conditions of approval, the Council reserves the right to impose further conditions in future if deemed necessary.
3. That the following be regarded as the reasons for the decision:
- 3.1 The application was administrated in terms of the Drakenstein Municipal Land Use Planning Bylaw, 2018 and notification was given to the surrounding property owners to submit comments or objections. No objections were received.
- 3.2 The application was also circulated to various internal and external departments for comment and consideration. No objections to the proposed development were received.
- 3.3 No changes to the existing predominant industrial character of the surrounding area are expected.
- 3.4 The proposed use will be confined to the inside of an existing industrial building.
- 3.5 Erf 21351 Paarl is connected to all the required municipal services and infrastructure.
- 3.6 The applicant obtained the necessary consent from the Department of Environmental Affairs and Development Planning and will be required to adhere to their conditions, for the protection of the surrounding environment and area.

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.

The applicant shall be required to notify (**by email or per hand**) the **surrounding property owners** who were notified of the application during the initial public participation process and **objectors**, 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

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, Henk Strijdom, henks@drakenstein.gov.za