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Date: 1 November 2024

JD/JA
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Sir

APPLICATION FOR CONSOLIDATION, REZONING AND REMOVAL OF RESTRICTIONS: ERVEN 6841 AND 6842 PAARL (URBAN GROWTH)

Your above - mentioned application refers.

1. The application submitted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for consolidation, rezoning and removal of restrictive conditions, in order to accommodate a 10.477m high commercial (shop) development with 33 parking opportunities on Erven 6841 and 6842 Paarl, **be refused**;
2. The following be regarded as the reasons for the decision:
 - 2.1 The current zoning of the application property is for residential purposes;
 - 2.2 The proposal will further exacerbate the existing traffic together with noise impact on the existing surrounding environment;
 - 2.3 The height of the development structure will lessen the natural sunlight onto adjacent residential properties;
 - 2.4 Due to the height of the structure, it is out of character with the surrounding environment;
 - 2.5 Restrictive title deed conditions limits the application property to be utilised for residential purposes only; and

2./...

- 2.6 Approval of the application will lead to the loss of an existing buffer area between industrial, commercial and residential land uses.

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.

Please notify (**email or per hand**) the **surrounding property owners** who were notified of the application during the public participation process and **objectors**, of the decision – proof of notification **must** be provided.

Should you wish to appeal the decision, the application title (heading) **must** be used as reference and you must notify all the affected surrounding property owners who were notified of the decision, provide them with a copy of the appeal and afford them an opportunity to comment on the appeal. 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