



Enquiries: Mr. C. Petersen
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Reference: 15/4/1 (F613/3) P
Date: 06 August 2026
Collaborator No: 2360630

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Sir / Madam

APPLICATION FOR DEPARTURE: UNREGISTERED ERF 43531 PAARL

You are herewith notified that **provisional approval** has been granted in terms of Section 60(1)(a) of the Drakenstein By-law on Municipal Land Use Planning, 2018 for a departure from the land use restrictions applicable to all Conventional Housing Zone properties within the proposed development located on unregistered Erf 43531 Paarl, as follows:

- Relaxation of the visual permeability requirement applicable to street boundary walls from 40% to 0% along Sontraal Street, including a portion of the development's entrance area, **see Annexure A**;
- Relaxation of the street boundary building line along Sonstraal Street from 5m to 1m; and
- Relaxation of the prescribed common boundary building lines to 0m along one boundary and 1m along the remaining common boundaries.

Reasons for the above decision are as follows:

- No objections were received against the application;
- The relaxations will allow for the execution of the development, without negatively affecting the area surrounding the development; and
- No properties within the development's rights can be negatively affected by the proposal.

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. **This approval is therefore suspended until further notice.**

Yours faithfully,

H. G. STRIJDOM

SENIOR MANAGER: LAND DEVELOPMENT MANAGEMENT