



**DRAKENSTEIN**  
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Enquiries: Mr. J Meyer  
Contact number: 021 807 4836  
Reference: 15/4/1 (29114)P  
Date: 12 December 2024

P-J Le Roux Town and Regional Planners  
262 Main Road  
Paarl  
7646

Email: [pj@pjleroux.co.za](mailto:pj@pjleroux.co.za)

Dear Sir

**APPLICATION FOR DEPARTURE: REMAINDER OF ERF 29114 PAARL AND UNREGISTERED ERF 34552 PAARL (HONEYDEW COUNTRY ESTATE – PHASE IV)**

Your land use application dated 19 November 2024, refers.

1. You are herewith notified that **approval has been granted** in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018 for a departure from the land use restrictions applicable to properties located within Phase IV of the Honeydew Country Estate development, located on the Remainder of Erf 29114 Paarl and Unregistered Erf 34552 Paarl, as follows:

- Relaxation of the common building lines to 1m on two boundaries, and 0m on one boundary; and
- Relaxation of the permissible coverage from 60% to 70%.

2. The reasons for the decision are as follows:

- 2.1. The relaxation will allow the different building typologies within the development to be accommodated within the building lines; and
- 2.2. The purpose of the application is merely to streamline the approval of building plan applications, without necessitating a departure process for individual building plan applications.

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 therefore suspended until further notice.**

Yours faithfully

A handwritten signature in dark ink, appearing to read 'H. Strijdom', written in a cursive style.

**H. STRIJDOM**  
**MANAGER: LAND DEVELOPMENT MANAGEMENT**