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Reference: 15/4/1 (31193) P  
Date: 20 October 2023  
Coll no: 2061031

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### APPLICATION FOR CONSENT USE: ERF 31193 PAARL

1. **Approval is hereby granted** in terms of Section 60(1)(a) of the Drakenstein Bylaw, on Municipal Land Use Planning, 2018, for the following:
  - 1.1 In order to permit a third dwelling on Erf 31193 Paarl measuring  $\pm 121.65\text{m}^2$  in extent, as indicated on the Site Development Plan drawn by Gideon J Nieuwoudt, Drawing No. 1071-B-102, dated 28 July 2023, (**See Annexure B**).
2. The approval mentioned in Paragraph 1.1 and 1.2 above, be subject to the following conditions, laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018.
3. Adherence to the following conditions from a town planning point of view:
  - 3.1 The approval applies only to the consent use in question and shall not be construed as authority to depart from any other legal prescriptions or requirements;
  - 3.2 No new buildings are to be erected or existing buildings be converted without the prior approval of building plans by Council;
  - 3.3 Any amendments to the application are subject to the relevant approval;
  - 3.4 The proposal complies with all respective health requirements; and
  - 3.5 Should the applicant fail to comply with any of the above conditions, Council reserves the right to impose further conditions in future if deemed necessary.

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4. The following be regarded as the reasons for the decision:
- 4.1 The proposal is not expected to be out of scale, nor character within the surrounding built environment, due to the utilization of existing infrastructure;
  - 4.2 The application is not expected to negatively impact on the health, safety and wellbeing of the surrounding built environment;
  - 4.3 The proposal is merely for the utilization and alteration of existing infrastructure to exercise a land use activity which is in-line with the Drakenstein Zoning Scheme Bylaw, 2018, for Conventional Housing Zone properties, albeit larger than the prescribed size for third dwelling units;
  - 4.4 All respective departments support the proposal; and
  - 4.5 The proposal is considered to be consistent with the Drakenstein Spatial Development Framework, as well as the Drakenstein Zoning Scheme Bylaw.

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. This approval is therefore suspended until further notice.

Please notify (**email or per hand**) the surrounding property owners who were notified of the application during the initial public participation process and the objectors (if any), of their right of appeal – proof of notification **must** be provided. 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 abovementioned By-Lawe (attached). All appeals should be lodged to the City Manager of Drakenstein Municipality, P.O Box 1, Paarl, 7622 or at [customercare@drakenstein.gov.za](mailto:customercare@drakenstein.gov.za)

Yours faithfully



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**H. G. STRIJDOM (PR. PLN A/1058/1998)**  
**MANAGER: LAND DEVELOPMENT MANAGEMENT**