



Enquiries: C. van der Bank  
Contact number: 021 807 4832  
Reference: 15/4/1 (39537) P  
Date: 17 August 2023

CvdB/HK

PJ Le Roux  
P.O.Box 3457  
PAARL  
7620

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

Dear Sir,

## APPLICATION FOR THE AMENDMENT OF CONDITIONS OF APPROVAL FOR ERVEN 8425 & 19863 PAARL

Your land use applications (Collaborator reference 1813720) refer.

1. You are hereby informed that approval be granted in terms of Section 60(1)(a) of the Bylaw on Municipal Land Use Planning, 2018, for the amendment of certain conditions as contained in the letter of approval for the "Amendment of conditions of approval for Erven 8425 and 19863 Paarl" dated 1 November 2023, Ref 15/4/1 (8425) P, as follows:
  - 1.1 The amended Condition 11.12(e) shall read as follows: "A Homeowners Association for *each of the individual development components must be established*, to the satisfaction of Council, in order to cater for inter alia the maintenance of internal services, bulk services accounts and homogeneous development control."
  - 1.2 The amended Condition 11.12(h) shall read as follows: "A detailed Site Development Plan together with elevation plans must be *submitted for each of the individual development component* for approval by the Manager: Land Development Management before the submission of building plans."
  - 1.3 the amended Condition 11.12(i) shall read as follows: "A detailed set of Development and Architectural Guidelines (indicating the permissible topologies, roof styles, colours and architectural element that may be used by the end-user) *for each of the individual development component must be submitted to the Land Development Management Division* before the submission of building plans for approval."

2./...

- 1.4 the amended Condition 11.12(j) shall read as follows: “A plan indicating how landscaping will be implemented *for each of the individual development component* must be submitted to the *Land Development Management Division* before the submission of building plans for approval.”
  - 1.5 the Condition 11.12(m) has been adhered to and is therefore removed.
2. The approvals mentioned above in paragraphs 1 to 1.5, are subject to the following conditions, laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
  - 2.1 That the amendment of conditions 11.12(e), (h)-(j) and the removal of condition 11.12(m) does not absolve any of the owners of the development phases from adhering to the conditions of approval as contained in the conditions of approval dated 1 November 2013.
3. The following considerations can be regarded as the reasons for the decision:
  - 3.1 The applicant has complied with the requirements of Condition 11.12(m) and the farm workers who resided on the property has been reallocated. The condition can therefore be removed.
  - 3.2 The approval of the amendment will facilitate the efficient transfer of properties and approval of building plans.
  - 3.3 Each phase of the development will be required to establish its own governing body and homeowners’ association constitution in order to manage internal affairs of members and homeowners.
  - 3.4 The unbundling of the phases of the overall Salmonsvei Development is inevitable due to the fact that the phases was sold to different developers.
  - 3.5 None of the conditions relating to the provision of engineering of services are amended, although the existing Services Agreement between the original developer and Drakenstein Municipality will have to amended from time to time as ownership of the phases change in order to ensure that all bulk services are installed in line with the original approval conditions.

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 from the date of notification of the decision.

This approval is therefore suspended until further notice. Please also notify (email or per hand) the surrounding property owners and objectors who were notified of the application during the public participation process, of their right of appeal – proof of notification must be provided. The appeal procedures are set out in Section 80 of the above-mentioned Bylaw (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



---

**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](mailto:customercare@drakenstein.gov.za), Henk Strijdom, [henks@drakenstein.gov.za](mailto:henks@drakenstein.gov.za)