



Enquiries: Cornelia vd Bank
Contact number: 021 807 4832
Reference: 15/4/1 – (11629) P
Date: 09 April 2026

Cvd Bank/HK

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Dear Sir

APPLICATION FOR PROPOSED REZONING, CONSOLIDATION AND PERMANENT LAND USE DEPARTURES: ERVEN 11629, 11635 AND 41612 PAARL

I refer to your land use application (Collaborator reference 2319249)

1. **Provisional approval** is hereby granted in terms of Section 60(1)(a) of the Bylaw on Municipal Land Use Planning, 2018, for the following:
 - 1.1 **Rezoning** of Erven 11629 and 11635 Paarl, from “Conventional Housing Zone” to “Community Use Zone”.
 - 1.2 **Consolidation** of Erven 11629, 11635 and 41612 Paarl, measuring 651m², 629m² and 1,0832 hectares respectively to form a consolidated land unit measuring 1,2112 hectares in extent.
 - 1.3 The permanent departures for the relaxation of building lines in respect of the consolidated land unit to accommodate the existing buildings on Erf 11635 Paarl as follows:
 - 1.3.1 The southern building line from 5m to 1,30m.
 - 1.3.2 The western building line from 5m to 1,05m for the existing southern building.
 - 1.3.3 The western building line from 5m to 4,90m for the existing northern building.

2. The approval shall be subject to the following conditions, laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
 - 2.1 Adherence to the conditions laid down by the Drakenstein Municipality: Civil Engineering Services Division as set out in its memorandum 15/4/1 (11629,11635 & 41612) P (2116) dated 19 March 2026 (See Annexure D).
 - 2.2 No buildings or structures may be erected, or existing structures altered, without the approval of building plans by Council.
 - 2.3 Only one electrical cable connection per erf is allowed.
 - 2.4 The property owner shall be responsible for the payment of Development Charges prior to the approval of building plans.
 - 2.5 Should the applicant fail to comply with any of the above-mentioned conditions of approval, the Council reserves the right to impose further conditions in future if deemed necessary.

3. The following are regarded as the reasons for the above approval decisions:
 - 3.1 A transparent and fair process was followed in processing the application in accordance with the Land Use Planning Bylaw, 2018.
 - 3.2 The application is supported by the internal and external departments and promote the optimal utilisation of existing infrastructure.
 - 3.3 The proposal conforms to the Spatial Planning Principles, SDF, and policies for the area.
 - 3.4 The application is the outcome of a concerted effort by the property owner to consolidate the various properties into a single land unit, thereby facilitating cohesive and effective management for the benefit of its members and the community it serves.
 - 3.5 The building line departure is not expected to have a negative impact on the adjoining residential property.

Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority in terms of Section 79(2) of the Drakenstein Bylaw on Municipal Land Use Planning 2018, by any person whose rights are affected by the decision of an authorised official, within **21 days** of notification of the 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 public participation process and the **objectors (if applicable)**, of their general 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-Law (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

Yours faithfully



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