



Enquiries: Earl Cyster
Contact number: 021 807 4770
Reference: 15/4/1 – (2122) P
Date: 17 August 2026

EC/HK

GB Williams
The Building Company
3 De Laan 35
WELLINGTON
7655

Gbwilliams07@outlook.com

Dear Madam

APPLICATION FOR CONSENT USE ERF 2122, PAARL

I refer to your land use application (Collaborator reference 2056672)

1. **Approval** is hereby granted in terms of Section 60(1)(a) of the Drakenstein Municipality By-law on Municipal Land Use Planning, 2018, for a **Consent Use** on Erf 2122, Paarl, to permit a third dwelling exceeding 30m², measuring approximately 89m², substantially in accordance with the Site Development Plan/building plan, prepared by GB Williams, drawn by Amelia Williams, SACAP Registration No. T1491 (**See Annexure C**).
2. The approval mentioned in the above-mentioned paragraph 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 The approval is limited to the Consent Use for a third dwelling exceeding 30m² on Erf 2122, Paarl, as described in this report, and shall not be construed as approval of any other land use or departure not specifically granted herein.
 - 2.2 The development shall be undertaken substantially in accordance with the approved Site Plan (**See Annexure C**). Any material amendment to the approved development shall require the prior written approval of the Authorised Official.

- 2.3 The conditions contained in the Drakenstein Municipality: Civil Engineering Services Division memorandum 15/4/1 (2122) P (1965), dated 6 February 2026 (See Annexure F), and the Electro-Technical Engineering Services Division memorandum 8/2/5_2122, dated 12 October 2025 (See Annexure G), shall be complied with. All engineering services required for the development shall be provided at the developer's cost and to the satisfaction of the relevant municipal departments.
 - 2.4 The on-site parking provision indicated on the approved Site Plan shall be retained and shall not be used for any purpose that would result in non-compliance with the applicable parking requirements.
 - 2.5 Building plans shall be submitted to and approved by the Municipality prior to the commencement of any building work. This land-use approval shall not be construed as approval of building plans in terms of the National Building Regulations and Building Standards Act, 1977, or any other applicable legislation.
 - 2.6 The development shall comply with all applicable provisions of the Drakenstein Municipality Zoning Scheme By-Law, 2018, municipal by-laws and other applicable legislation and statutory requirements.
 - 2.7 No additional dwelling unit, subdivision or further intensification of Erf 2122 shall be undertaken without the necessary land-use approval in terms of the applicable legislation
3. The following are regarded as the reasons for the above approval decisions:
- 3.1 A The proposal retains the established residential use of Erf 2122.
 - 3.2 The proposed dwelling is modest in scale at approximately 89m² and is single-storey.
 - 3.3 The proposed dwelling is positioned on the eastern portion of the property and is compatible with the existing development pattern on the erf.
 - 3.4 The overall development remains within the applicable coverage parameter.
 - 3.5 Adequate on-site parking is provided.
 - 3.6 The proposal represents a controlled form of residential intensification within an established urban area.
 - 3.7 Affected-property-owner consents have been submitted.

- 3.8 Civil Engineering Services and Electro-Technical Services raised no objection in principle, subject to their respective conditions.
- 3.9 Heritage Services supports the proposal.
- 3.10 No building lines are being encroached.

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)

SENIOR MANAGER: LAND DEVELOPMENT AND MANAGEMENT