



Enquiries: Mr. J. Meyer
Contact number: 021 807 4836
Reference: 15/4/1 (31366)P
Date: 29 September 2025

David Hellig & Abrahamse Land Surveyors
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7646

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Dear Sir

APPLICATION FOR THE AMENDMENT OF THE APPROVED SITE DEVELOPMENT PLAN: REMAINDER OF ERF 31366 PAARL (CECELIA JUNCTION)

Your application with reference P3369/69(A)5N12 dated 2 September 2025, refers.

You are herewith notified that **approval has provisionally been granted** in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018 for the amendment of Paragraph 1.1 and Condition 3.1.4 of my evenly-numbered letter with reference 15/4/1 (31366)P dated 25 February 2025, in order to replace the approved site development plan, with the updated Site Development Plan drawn by Boogertman and Partners (Project ACJE01 Revision O), attached hereto as "Annexure B".

The reason for the decision is as follows:

1. The updated site development plan merely constitutes the reconfiguration of the footprints of the buildings that were initially approved, through the consolidation of approved Blocks 1 and 2, resulting in an enlargement of 139m², together with the enlargement of Block 3 by 621m² and the reduction of Block 8 by 915m²;
2. Overall, the updated site development plan will result in a net overall reduction of 157m² in building coverage;
3. The new consolidated Block 1 and new Block 2 have been set back further from the Aboretum Avenue/Cecelia Street circle and Aboretum Avenue, respectively, thereby reducing the impact of the development on the surrounding streetscape; and
4. The updated site development plan is considered to be generally in accordance with the site development plan that was initially approved.

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 the decision. **This provisional approval is therefore suspended until further notice.**

Yours faithfully



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

