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Reference: 15/4/1 (40784) P  
Date: 19 July 2023  
Coll no: 2053912

EC/HK

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## APPLICATION FOR DEPARTURE: ERVEN 40784 & 40785 PAARL

Your above-mentioned application refers.

1. **Approval is hereby granted** in terms of Section 60(1)(a) of the Drakenstein Bylaw, on Municipal Land Use Planning, 2018, for departing from the building lines applicable to Erven 40784 & 40785, Paarl, in order to provide balconies above the garages, as indicated on the Site Development Plan (**See annexure B**)
2. The approval mentioned in Paragraph 1 above, is 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 development shall take place generally in accordance with the Site Development Plan mentioned in paragraph 1 above;
  - 2.2 No buildings or structures may be erected, or existing structures altered, without the approval of building plans by Council;
  - 2.3 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 be regarded as the reasons for the decision:
  - 3.1 The relevant directly adjacent property owner with regard to the proposed balcony situated on Erf 40784 consented to the application;
  - 3.2 The relevant directly adjacent property owner with regard to the proposed balcony situated on Erf 40785 consented to the application;

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- 3.3 The proposed balcony on Erf 40784 will be situated approximately 6m from the common boundary with Erf 2125;
- 3.4 There is an existing outbuilding situated on adjacent Erf 2125 between the proposed balcony on Erf 20784 and the swimming pool situated on adjacent Erf 2125; and
- 3.5 The proposed balcony on Erf 40784 will be situated approximately 20m away from the swimming pool situated on Erf 2125.

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 also 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. Should there be any appeals against the decision, the application title (heading) must be used as reference. The appeal procedures are set out in Section 80 of the above-mentioned bylaw (attached).

Your attention is drawn to the fact that all correspondence must be directed to the City Manager and also sent via our official email address.

Yours faithfully



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