

**DRAKENSTEIN MUNICIPALITY**

**NOTICE: APPLICATION FOR REZONING, CONSENT USE AND DEPARTURE IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BYLAW ON MUNICIPAL LAND USE PLANNING, 2018 TO DEVELOP OFFICES ON ERF 3383 PAARL, C/O LABORIE AND LYONS STREETS, PAARL: MUNICIPAL REFERENCE NUMBER: 1381454**

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Notice is hereby given in terms of the Drakenstein Bylaw on Municipal Land Use Planning 2018, that an application as set out below has been submitted to the Drakenstein Municipality, Land Use Planning Section. A full copy of the application can be requested by contacting the applicant at 0827572449. Alternatively Cornelia van der Bank from Drakenstein Municipality can be contacted at 0218074832 or [cornelia.vanderbank@drakenstein.gov.za](mailto:cornelia.vanderbank@drakenstein.gov.za) to view the application or to obtain more information.

Property: Erf 3383 Paarl  
Applicant: Willie Steyn, on behalf of the owner (0827572449)  
Owner: Ekoneni Trust  
Locality: c/o Laborie and Lyons Streets, Paarl  
Extent: 720 m<sup>2</sup>  
Zoning: Conventional Housing Zone

Proposal:

- a) The rezoning of the property to Multi-Unit Housing Zone;
- b) A consent use under the Multi-Unit Housing Zone to convert and utilise the existing dwelling house on the property as offices; and
- c) A departure from the 5 m building line applicable to Multi-Unit Housing Zone in order to accommodate the position of the existing building 2,5 m from the western lateral boundary.

Motivated objections or comments must be addressed to the City Manager (For attention: Manager: Land Use Planning and Surveying) by **15 November 2021** and can be submitted via one of the following three options: Posted to PO Box 1, Paarl, 7622, or hand delivered at the Paarl Civic Centre, Berg River Boulevard, Paarl, or e-mailed to [customer-care@drakenstein.gov.za](mailto:customer-care@drakenstein.gov.za) and copied to [cornelia.vanderbank@drakenstein.gov.za](mailto:cornelia.vanderbank@drakenstein.gov.za).

Please use the heading of this notice as the heading of your objection / comments.

Note that submissions must comply with Section 50 of the Drakenstein Bylaw on Municipal Land Use Planning 2018, being available from the above-mentioned municipal official.

**DATE OF NOTIFICATION: 14 OCTOBER 2021**

## MUNISIPALITEIT DRAKENSTEIN

### **KENNISGEWING: AANSOEK VIR HERSONERING, VERGUNNINGSGEBRUIK EN AFWYKING IN TERME VAN ARTIKEL 15(2) VAN DIE DRAKENSTEIN VERORDENING OP MUNISIPALE GRONDGEBRUIKBEPLANNING, 2018 VIR DIE ONTWIKKELING VAN KANTORE OP ERF 3386 PAARL, H/V LABORIE- EN LYONSSTRATE, PAARL: MUNISIPALE VERWYSING: 1381454**

Kennis word hiermee gegee kragtens die Drakenstein Verordening op Munisipale Grondgebruikbeplanning 2018 dat 'n aansoek soos hieronder uiteengesit by die Munisipaliteit Drakenstein, Afdeling Grondgebruikbeplanning ingedien is. 'n Volledige afskrif van die aansoek kan aangevra word deur die aansoeker te kontak by 0827572449. Alternatiewelik kan Cornelia van der Bank van Munisipaliteit Drakenstein gekontak word by 0218074832 of [cornelia.vanderbank@drakenstein.gov.za](mailto:cornelia.vanderbank@drakenstein.gov.za) vir meer inligting of om die aansoek te bestudeer:

Eiendom: Erf 3383 Paarl  
Aansoeker: Willie Steyn, namens eienaar (0827572449)  
Eienaar: Ekoneni Trust  
Ligging : h/v Laborie- en Lyonstrate, Paarl  
Grootte: 720 m<sup>2</sup>  
Sonerings: Konvensionele Behuisingsone

Voorstel:

- a) Die hersonering van die eiendom na Multi-Eenheidbehuisingsone
- b) 'n Vergunningsgebruik onder die Multi-Eenheidbehuisingsone om die bestaande woonhuis op die eiendom te omskep in kantore; en
- c) 'n Afwyking van die 5m boulyne van toepassing op die Multi-Eenheidbehuisingsone ten einde die posisie van die bestaande gebou 2,5 m vanaf die westelike grens te akkommodeer.

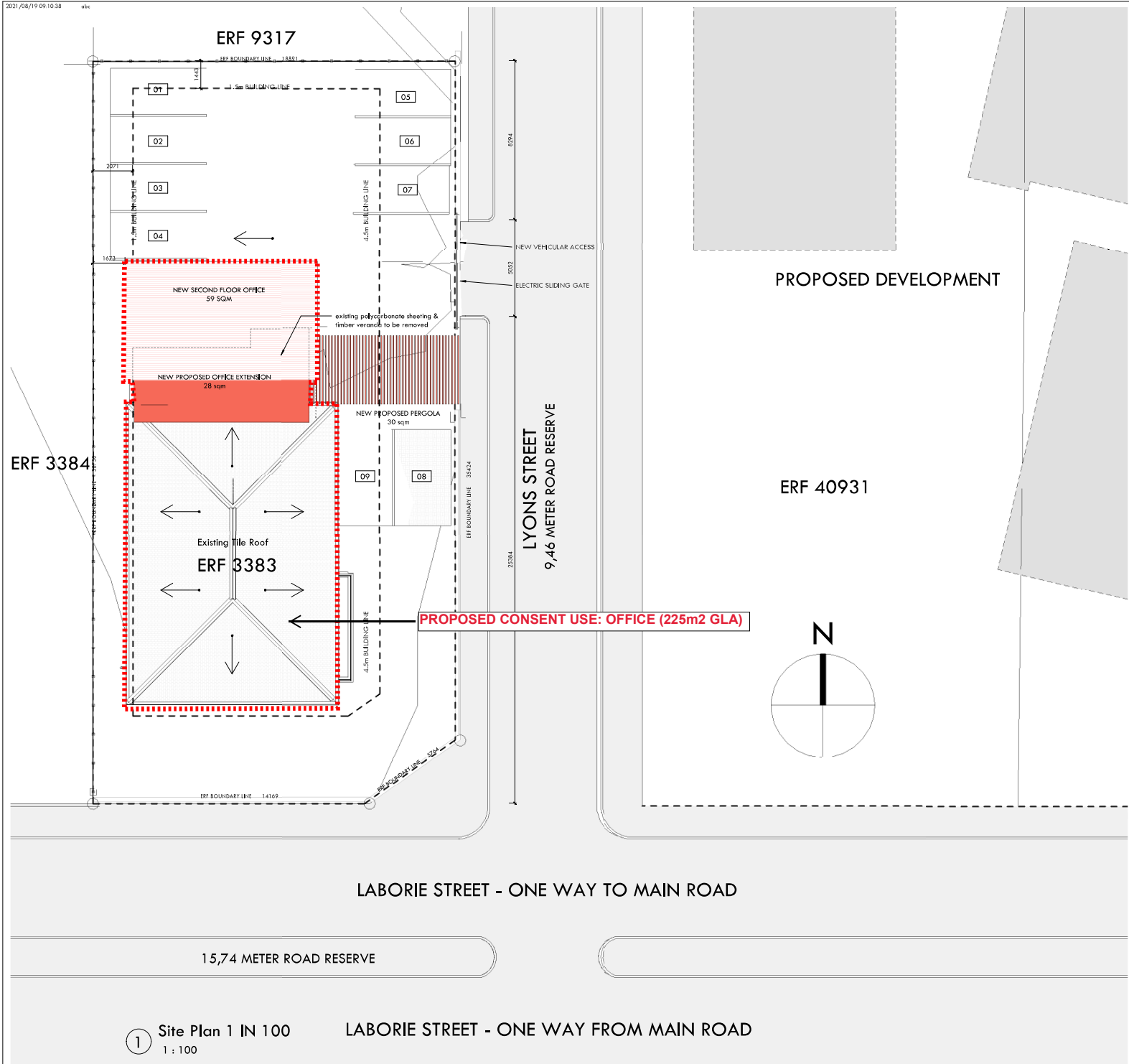
Gemotiveerde besware of kommentaar moet aan die Stadsbestuurder (Vir aandag: Bestuurder Grondgebruikbeplanning en Opmeting) teen **15 November 2021** by een van die volgende adresse gelewer word: Per pos na Posbus 1, Paarl, 7622, of per hand aflewering te Paarl Burgersentrum, Berggriver Boulevard, Paarl, of per e-pos na [customercare@drakenstein.gov.za](mailto:customercare@drakenstein.gov.za) en [cornelia.vanderbank@drakenstein.gov.za](mailto:cornelia.vanderbank@drakenstein.gov.za).

Gebruik asseblief die opskrif van hierdie kennisgewing as opskrif van u beswaar/kommentaar.

Neem kennis dat voorleggings moet voldoen aan artikel 50 van die Drakenstein Verordening op Munisipale Grondgebruikbeplanning 2018, wat beskikbaar is by bogemelde munisipale amptenaar.

**DATUM VAN KENNISGEWING: 14 OKTOBER 2021**





Coverage		
Erf Size	723.20 m <sup>2</sup>	* excluding balconies, porches & walkways not enclosed ** including roof overhang
Building footprint*	243.00 m <sup>2</sup>	
Coverage	33.6	

Building Area		
Existing Ground Floor	120.2m <sup>2</sup>	
Ex Garage converted to boardroom	40.7 m <sup>2</sup>	
Existing Covered Stoop	9.0 m <sup>2</sup>	
New Office Extension	28.0 m <sup>2</sup>	
New Office Second Floor	59.0 m <sup>2</sup>	
<b>Total</b>	<b>256,9 m<sup>2</sup></b>	
Proposed Pergola	30 m <sup>2</sup>	

TOTAL GLA : 225 SQM  
4 on site parking spaces for 100 Sqm of GLA.  
9 parking spaces required

ARCHITECT:	C.F. Grobler
NUMBER:	Pr Arch 21 339
Signature:	
CLIENT:	GIDEONI BREET
Signature:	

Revision Schedule		
Revision Number	Revision Date	Revision Description

A02-01

**COUNCIL**

**ERIK GROBLER**  
ARGITEK (EDMS) BPK

REG NO: 2013/070770/07 262 MAIN ROAD, PAARL, 7646  
DIRECTOR: C.F. GROBLER ENK@EGARCHITECT.CO.ZA

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PROJECT	INITIUM OFFICE RENOVATIONS
ADDRESS	2 LABORIE STREET ERF 3383
SHEET NAME	SITE PLAN
PROJECT ID:	337
FILE	Z:\AA PROJECTS\337 Initium
PLOT DATE:	Office\2025001_24\1_PROJECT\Initium Offices Renovation 2021/08/19 09:10:38
DRAWING NO:	A02-01

1 Site Plan 1 IN 100  
1 : 100

LABORIE STREET - ONE WAY FROM MAIN ROAD