



DRAKENSTEIN

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Enquiries: Kyle Ziervogel
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Reference: 15/4/1 (11692) P
Date: 7 October 2026

KZ/HK

D/CJM KEMP
9 Jan Steyn Street
PAARL
7620

daryll@dckgroup.co.za

Dear Sir

APPLICATION FOR PERMANENT DEPARTURE OF BUILDING LINES: ERF 11692 PAARL

I refer to your land use application (Collaborator reference 2323514)

1. **Approval** is hereby granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the following:
 - 1.1 Proposed new first storey building additions (main bedroom and dressing room) by relaxing the 1.5m northern common boundary building line and the 4.5m street boundary building line to 0.00m and 1.28m respectively;
 - 1.2 Proposed new first storey building additions (two bathrooms, bedroom 2 and bedroom 3) by relaxing the 1.5m southern common boundary line and the 4.5m street boundary building lines to 0.00m and 1.28m respectively; and
 - 1.3 Proposed new dwelling additions by exceeding the permissible coverage from 50% to 70.68%.
2. The approvals mentioned in Paragraphs 1.1 and 1.3 above, 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 Any further amendments to the application are subject to the relevant approval;
 - 2.2 No new buildings are to be erected or existing structures altered without the approval of building plans by Council;

- 2.3 This approval applies only to the departure in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements;
 - 2.4 That Council reserves the right to impose further conditions in future if deemed necessary; and
 - 2.5 That the structure situated on the common erf boundaries be suitably plastered and painted, with the consent of the adjoining property owners.
3. The following be regarded as the reasons for the decision:
 - 3.1 The proposal is in keeping with the general development trend in the area, and the proposal at hand will not detract from that character
 - 3.2 The proposal is of such a nature that it is not expected to negatively impact the existing surrounding land uses;
 - 3.3 Given the location of the proposed additions in comparison to that of the previously approved building plan, the proposed additions is not expected to have a significant negative impact as it will form part of the main dwelling;
 - 3.4 There are similar examples of building line encroachments in the area, including dwelling structures and additions, balcony, and other outbuildings, therefore the proposal at hand will not alter or detract from the character of the area;
 - 3.5 The proposed additions are within the maximum permissible height restrictions and should not contribute to any intrusive visual impacts onto the neighbouring property;
 - 3.6 The application is not expected to negatively impact on the health, safety and well-being of the surrounding community;
 - 3.7 The application is for the utilization of existing infrastructure to exercise a land use activity which is in-line with town planning principles and norms; and
 - 3.8 The proposal is considered to be consistent with the Drakenstein Spatial Development Framework.

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