



Enquiries: Kyle Ziervogel  
Contact number: 021 807 6485  
Reference: Collaborator 2211503 (15/4/1 -13225)  
Date: 30 April 2025

KZ/HK

HIB Architects  
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Sir

**APPLICATION FOR PERMANENT DEPARTURE OF BUILDING LINES: ERF 13225, PAARL**

Your application under reference 2211503, refers.

1. Approval is hereby granted in terms of Section 60 of the Drakenstein Municipality Land Use Planning By-Law, 2018, for proposed new first floor and additions encroaching the western 4.5m street building line to 1.8m, 2.091m; and 2.628m respectively, as indicated on the proposed building plan (**See Annexure B**).
2. The approval granted in paragraphs 1 above, is subject to the following conditions imposed in terms of Section 66 of the Drakenstein Municipality Land Use Planning By-Law, 2018:
  - 2.1 A No new buildings are to be erected or existing structures altered without the approval of building plans by Council;
  - 2.2 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; and
  - 2.3 That Council reserves the right to impose further conditions in future if deemed necessary.
3. The following are regarded as the reasons for the above approval decisions:
  - 3.1 The proposal is not expected to negatively impact the existing surrounding land uses;
  - 3.2 Given the location and design of the proposed dwelling additions, the proposal is not expected to have a significant negative impact on the aesthetics and value of the property and surrounding built environment;

- 3.3 The proposal is within the height restriction in terms of the Drakenstein Municipality Zoning Scheme Bylaw of 2018; and
- 3.4 The proposal is not expected to significantly impact the adjoining owner, due sloping of the site from the western to eastern direction and due to the building line encroachments directed to the street building line and not on the side of the neighbour.

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 **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 the notification period.

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, 762 2 or at [customercare@drakenstein.gov.za](mailto:customercare@drakenstein.gov.za)

Yours faithfully



H.G STRIJDOM (PR. PLN A/1058/1998)

MANAGER: LAND DEVELOPMENT AND MANAGEMENT