



Enquiries: Riyaaz Mowzer
Contact number: 021 807 4588)
Reference: 15/4/1 (14563) P
Date: 17 June 2025

RM/HK

David Hellig & Abrahamse
Land Surveyors
PO Box 18
PAARL
7622

david@dhaa.co.za

Sir

APPLICATION FOR REZONING, PERMANENT DEPARTURE FROM THE LAND USE RESTRICTIONS AND PERMISSION TO DEVELOP IN THE SPECIAL CHARACTER PROTECTED AREA OVERLAY ZONE: ERF 14563 PAARL

Your land use application dated 23 October 2024 (collaborator reference 2213129) refer.

1. Approval is hereby granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the follows:
 - 1.1 The **rezoning** of a portion ($\pm 557\text{m}^2$) of Erf 14563 Paarl from Multi-Unit Housing Zone to Mixed Use Zone in order to create a uniform zoning with the remainder of the property;
 - 1.2 **Permanent departure** from the southern common building line, with Erf 20733 Paarl, from 4.5m to 0m in order to accommodate the extensions and additions to the existing building situated on Erf 14563 Paarl; and
2. That **Permission is granted** in terms of Section 214 of the Drakenstein Zoning Scheme Bylaw, 2018 to permit development within the Paarl Central Special Character Protected Area Overlay Zone in order to facilitate the proposed rezoning and development on Erf 14563 Paarl.
3. The approvals mentioned in the above paragraphs be subject to the following conditions laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:

4. Adherence to the following general conditions:
 - 4.1 This approval applies only to the application in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements;
 - 4.2 Any amendments to the application are subject to the relevant approval;
 - 4.3 No new buildings are to be erected or existing structures altered without the approval of building plans by Council;
 - 4.4 The alterations and additions take place largely in accordance with the building plan drawn by Louw Theart Architects dated 13.02.2023 (Drawing Numbers: 2-1000/1100/1101/3000/3100/3101/3600), (**See Annexure C**);
 - 4.5 Adherence to the conditions in the memorandums of the Drakenstein Municipality: Civil Engineering Services Department referenced 15/4/1 (14563) P (316) dated 05 March 2025 (**See Annexure H**);
 - 4.6 Adherence to the conditions in the letter of the Drakenstein Municipality: Electro Technical Engineering Department referenced 8/2/5_14563 dated 19 January 2025 (**See Annexure I**);
 - 4.7 Adherence to the conditions in the letter memorandum of the Drakenstein Municipality: Environmental Management Section referenced 15/4/1(14563)P dated 20 November 2024, (**See Annexure K**);
 - 4.8 The uses be limited to offices and associated uses only;
 - 4.9 The business operations be limited between 08:00-17:00;
5. The following be regarded as the reasons for the decision:
 - 5.1 The application represents the densification of the existing urban area;
 - 5.2 The application property is situated along Main Road making proposed development compatible with the type of uses adjacent to Main Road;
 - 5.3 The proposal does not introduce any foreign land uses to the area;

- 5.4 The proposed building line departure will not have a significant impact on the adjacent property owners as confirmed by the property owner;
- 5.5 The property is well located and easily accessible;
- 5.6 The proposed development will contribute to a compact urban form and therefore represents “smart growth”;
- 5.7 Heritage Western Cape granted a permit in terms of Section 34 of the National Heritage Resources Act, 1999 for the proposed additions and alterations;
- 5.8 Given that both HWC and Drakenstein Municipality: Heritage Sub-Section granted consent, clearly indicates that the proposed development will have limited to no impact on the heritage character of the area;
- 5.9 The proposed development is in line with the approach of the SDF to promote appropriate optimal use of land within the urban edge and is therefore consistent with the SDF;
- 5.10 Little to no negative impacts to the natural environment is foreseen by this application;
- 5.11 The application will not have a significant impact on the visual character of the area;
- 5.12 Sufficient on-site parking is provided;
- 5.13 The proposed activity will be offices which generally operates between normal business hours, which is 08:00-17:00, thus having little to no impact on the existing residential neighbourhood situated to the west of the application property;
- 5.14 All the relevant departments consented to the application, subject to certain conditions.

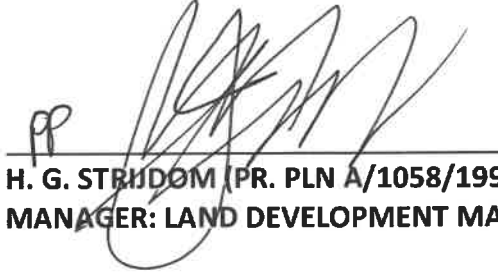
Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority in terms of Section 79(3) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, by any person whose rights are affected by the decision, within **21 days** of notification of decision.

The applicant shall be required to notify **(by email or per hand)** the surrounding property owners who were notified of the application during the initial public participation process and objectors, 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

A handwritten signature in black ink, appearing to be 'H. G. Strijdom', is written over a horizontal line. To the left of the signature, there are two small, handwritten capital letters 'PP'.

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

Please Address all correspondence to the City Manager, P O Box 1, Main Street, Paarl, 7622, or Customer care, e-mail, customercare@drakenstein.gov.za, Henk Strijdom, henks@drakenstein.gov.za