



Enquiries: Wilbur Alexander

Contact number: 021 807 4848

Reference: 15/4/1 (18141) P

Date: 23 July 2026

WA/HK

Eustace J Adams (PSAT)

16 Suikerbos Avenue

PAARL

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info@adonic.org

Dear Sir

APPLICATION FOR PERMANENT DEPARTURE IN TERMS OF SECTION 15 (2)(b) OF THE DRAKENSTEIN BYLAW ON MUNICIPAL LAND USE PLANNING, 2018: ERF 18141 PAARL

Your application under reference 2216224 (1474/2024) refers.

1. **Provisional approval are hereby granted** for the following departures in terms of Section 60(1)(a) of the Drakenstein Municipality Land Use Planning Bylaw of 2018 for in order to develop a proposed new bedroom/dining room and lounge
 - 1.1 A departure to relax the 1.5m eastern common building line to 0m;
 - 1.2 A departure to exceeding the permissible coverage from 60% to 62.351%.
(See Annexure B)
2. The approval mentioned in Paragraph 1 above is subject to the following conditions, imposed in terms of Section 66 of the Drakenstein Municipality By-Law on Municipal Land Use Planning, 2018:
 - 2.1 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 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 There are similar examples of building line encroachments in the area, therefore the proposal at hand will not alter or detract from the character of the area; and
- 3.4 The run-off water concerns has been dealt with by the building plan examiners, confirming that the proposed building work complies with the regulations of the National Building Regulations, and an adequate stormwater system is in place;
- 3.5 The proposal is merely affording the owner opportunity of maximizing their property the same as the objector and many others in the area has done.
- 3.6 The application is not expected to negatively impact on the health, safety and well-being of the surrounding community.

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