



DRAKENSTEIN

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Enquiries: Mr. K. Ziervogel
Contact number: 021 807 6485
Reference: 15/4/1/1/3 (16255) P
Date: 06 March 2023

W Jansen
67 Matthews Street
Paarl
7646

Sir / Madam

APPLICATION FOR DEPARTURE FROM LAND USE RESTRICTION: ERF 16255 PAARL

Your building plan application with reference no. 1989934 refers.

You are herewith notified that the Authorised Employee of Drakenstein Municipality approved the following departure in terms of Section 60(1)(a) of the Drakenstein By-law on Municipal Land Use Planning, 2018:

1. Application for departure from land use restriction in order to develop a proposed braai area by relaxing the western 1.5m side building line to 0.0m, applicable to Erf 16255 Paarl;
2. Application for departure from land use restriction in order to develop a proposed second dwelling by relaxing the 1.5m side building line to 0.0m, applicable to Erf 16255 Paarl;
3. Application for departure from land use restriction in order to develop a proposed balcony encroaching the eastern common boundary line to 0,00m, applicable to Erf 16255 Paarl; and
4. Application for departure from land use restriction in order to develop proposed additions by exceeding the permissible coverage from 60% to 76%, applicable to Erf 16255 Paarl.

Reasons for the above decision are as follows:

- No objections were received against the application; and
- The proposed building work will have little to no impact on the existing built environment.

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 By-law on Municipal Land Use Planning, 2018, by any person whose rights are affected by the decision, within **21 days** from the date of the registration of the letter. **This approval is therefore suspended until further notice.**

Yours faithfully,

H. G. STRIJDOM
MANAGER: LAND USE PLANNING AND SURVEYING