



DRAKENSTEIN

MUNISIPALITEIT • MUNICIPALITY • UMASIPALA

Paarl | Wellington | Gouda | Saron | Simondium

+27 21 807 4500 +27 21 872 8054

www.drakenstein.gov.za

customer@drakenstein.gov.za

Civic Centre, Berg River Boulevard, Paarl 7646

Col no: 1657044 (336) W
Enquiries: J Meyer
Tel no: (021) 807-4836
Date: 22 January 2021

JM/HK
15/4/1 (336) W

David Hellig & Abrahamse
Land Surveyors
PO Box 18
PAARL
7622

For Attention:

David Hellig & Abrahamse

david@dhaa.co.za

APPLICATION FOR REMOVAL OF RESTRICTIONS: ERF 336 WELLINGTON

Your application dated 10 June 2020, refers.

1. Approval has been granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the following:
 - 1.1 The removal of restrictive title deed **conditions A. (b) and B. (e)** as contained in Title Deed T68628/1993, so as to allow the applicant to give effect to the subdivision approval previously granted, as well as to allow the applicant to utilize the property in accordance with the provisions of the Drakenstein Zoning Scheme By-law, 2018;
2. That the approval mentioned in Paragraph 1, above is subject to the following conditions, laid down in terms of Section 66 of the Drakenstein By-law on Municipal Land Use Planning, 2018:
 - 2.1 No buildings or structures may be erected, or existing structures altered, without the approval of building plans by Council;
 - 2.2 The applicant be responsible for the cost of the publication, in the Provincial Gazette, of the final notice regarding the removal of restrictive conditions, which shall be attended to prior to the submission of building plans;

- 2.3 The applicant is responsible for the submission of the original title deed at the Cape Town Deeds Office for the necessary endorsement by the Registrar of Deeds, together with a copy of the final removal notice as published in the Provincial Gazette. A copy of the endorsed titled deed must be supplied to the municipality for record-keeping purposes;
- 2.4 This approval applies only to the removal of restrictions in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements; and
- 2.5 Should the applicant fail to comply with the any of the above-mentioned conditions of approval, the Council reserves the right to impose further conditions in future if deemed necessary.

3. That the following be regarded as the reasons for the decision:

- 3.1 The purpose of the application is to give effect to the subdivision approval which has already been granted;
- 3.2 The removal of restrictive title deed conditions will allow the property to be utilized in accordance with the provisions of the Drakenstein Zoning Scheme By-law, 2018;
- 3.3 No objections were received during the public participation process; and
- 3.4 The application is considered to be consistent with the Drakenstein Spatial Development Framework 2020.

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 Planning, 2018, by any person whose rights are affected by the decision, within **21 days** from, the date of the registration of the letter.

Yours faithfully



H.G. STRIJDOM
MANAGER LAND USE PLANNING AND SURVEYING