

**DRAKENSTEIN MUNISIPALITEIT**  
**AMPTELIKE KENNISGEWING: AANSOEK OM VERWYDERING VAN BEPERKENDE**  
**TITELVOORWAARDES, PERMANENTE BOULYNVERSLAPPINGS EN HOOGTE VERSLAPPINGS VAN**  
**STRUKTURE IN TERME VAN ARTIKEL 15(2) VAN DIE DRAKENSTEIN VERORDENING OP**  
**MUNISIPALE GRONDGEBRUIKBEPLANNING, 2018:**  
**ERF 4408 PAARL**

Kennis geskied hiermee ingevolge die Drakenstein Verordening op Munisipale Grondgebruikbeplanning, 2018, dat 'n aansoek soos hieronder uiteengesit ingedien is by die Drakenstein Munisipaliteit Grondgebruiksbeplanning Afdeling. 'n Volledige kopie van die aansoek is beskikbaar ter insae en kan aangevra word deur 'n epos te stuur na dirk@nuplanafrika.co.za of deur die aansoeker telefonies te kontak:

Eiendom : Erf 4408Paarl  
Aansoeker : Dirk Larsen ns NuPlan Africa (Kontak nr: 021 9751265)  
Eienaar : JM duToit Trust (Kontak nr: 0836602432)  
Ligging : Geleë te Carletta Straat 5 Paarl  
Totale Grootte : ± 1347 m<sup>2</sup>  
Huidige Sonering: Konvensionele behuising

Voorstel : Die Trust beoog aanbouings op die perseel en in terme van die terreinontwikkelingsplan en titelakte is daar n behoefte om van die beperkende titelvoorwaardes op te hef en terselfde tyd sekere boulyne en hoogte beperkings te verslap.

Details van die aansoek is as volg:

- *Verwydering van die volgende beperkende titelvoorwaardes - B (b), (c) & (d), verwant aan die konstruksie van 'n tweede wooneenheid, die maksimum dekking toelaatbaar asook die minimum toelaatbare boulyne.*
- *Permanente afwykings vir die volgende (Drakenstein verordening op munisipale Grondgebruikbeplanning 2018:*
- *Verslapping van die 4.5m Bellevue Staat boulyn na 2.850m vir aanbouings aan die hoof struktuur.*
- *Verslapping van die 4.5m Carletta Staat boulyn tot 1.095m vir aanbouings aan die hoofhuis en motorhuis.*
- *Verslapping van die 4.5m Carletta Straat boulyn tot 3.4800m vir aanbouings aan die hoofhuis.*
- *Verslapping van die 4.5m Carletta Straat boulyn tot 3.55m vir 'n nuwe wooneenheid.*
- *Verslapping van die 4.5m Carletta Staat boulyn tot 0m vir 'n nuwe braaigerief.*
- *Verslapping van die suidelike sygrens boulyn van 1,5 m tot 0,185 m vir die bestaande gedeelte van die hoofgebou (waskamer)*
- *Verslapping van die 4m hoogtebeperking vir die motorhuis tot 7.07m on 'n addisionele verdieping te kan bou.*
- *Verslapping van die 2m hoogtebeperking tot 2.22m vir die vervanging van die dak by die hoofgebou.*

- *Verslapping van die 1.8m grensmuur hoogtebeperking to 3.115m teenaan die suid-oostelike grens van die eiendom vir afskerming as gevolg van die steil terrein / topografie.*

Gemotiveerde besware of kommentare kan skriftelik ingehandig word by Drakenstein Munisipaliteit, Posbus 1, Paarl, 7622 of elektronies by [customercare@drakenstein.gov.za](mailto:customercare@drakenstein.gov.za). Neem kennis dat inhandigings moet voldoen aan Artikel 50 van die Drakenstein Verordening op Grondgebruikbeplanning, 2018 en dat dit die Munisipaliteit moet bereik, nie later nie as 30 dae na die datum van die kennisgewingsbrief.

**SLUITINGSDATUM VIR BESWARE: 17 MAART 2022**

**ADRES VAN DIE AANSOEKER:**

13 Nautilus Singel

BIG BAY

**KENNISGEWING DATUM: 17 FEBRUARIE 2022**

**DRAKENSTEIN MUNICIPALITY**  
**OFFICIAL NOTICE: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE CONDITIONS**  
**PERMANENT BUILDING LINE DEPARTURES AND BUILDING HEIGHT DEPARTURES IN TERMS OF**  
**SECTION 15(2) OF THE DRAKENSTEIN BY-LAW ON MUNICIPAL LAND USE PLANNING, 2018:**  
**ERF 4408 PAARL**

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Notice is hereby given in terms of the Drakenstein By-Law on Municipal Land Use Planning, 2018, that an application as set out below has been submitted to the Drakenstein Municipality, Land Use Planning Section. A comprehensive copy of the application is available for viewing and can be requested by sending an email to [dirk@nuplanafrica.co.za](mailto:dirk@nuplanafrica.co.za) or by contacting the applicant telephonically:

Property	:	Erf 4408 Paarl
Applicant	:	Dirk Larsen, NuPlan Africa (Contact no: 021 9751265)
Owner	:	J M du Toit Trust (Contact no 0836602432)
Locality	:	Located at 5 Corletta Street, Paarl
Total Extent	:	± 1347 m <sup>2</sup>
Zoning	:	Conventional housing
Proposal	:	The Trust intends to add additions to the property and in terms of the Site Development Plan and Title deed there is a need to remove certain restrictive title conditions together with permanent building line and height departures.

Details of the application are as follows:

- *Removal of the following restrictive Title Conditions - B (b), (c) & (d), relating to the construction of a second dwelling unit, the maximum coverage allowed and the minimum building line restriction.*
- *Permanent departure for the following (Drakenstein By-law on Municipal Land use Planning 2018):*
- *Relaxation of the 4.5m Bellevue Street building line to 2.850m for additions to the main house.*
- *Relaxation of the 4.5m Carletta Street building line to 1.095m for additions to the main house and garage.*
- *Relaxation of the 4.5m Carletta Street building line to 3.4800m for additions to the main house.*
- *Relaxation of the 4.5m Carletta Street building line to 3.55m for a new dwelling unit.*
- *Relaxation of the 4.5m Carletta Street building line to 0m for a new outdoor braai facility.*
- *Relaxation of the southern common building line of 1,5 m tot 0,185 m for the existing as built laundry attached to the main dwelling*
- *Relaxation of the 4m height restriction for the garage to 7.07m in order to accommodate allow for a new additional storey.*
- *Relaxation of the 2m height restriction to 2.22m for the replacement of the existing roof of the main dwelling.*

- *Relaxation of the 1.8m boundary wall height restriction to 3.115m along the southeastern corner of the property due to the topography for screening purposes.*

Motivated objections or comments can be lodged in writing to Drakenstein Municipality, PO Box 1, Paarl, 7622 or electronically to [customercare@drakenstein.gov.za](mailto:customercare@drakenstein.gov.za). Note that submissions must comply with Section 50 of the Drakenstein By-Law on Municipal Land Use Planning 2018 and must reach the Municipality, by no later than 30 days after the date of the notification letter.

**CLOSING DATE FOR OBJECTIONS: 17 MARCH 2022**

**ADDRESS OF APPLICANT:**

13 Nautilus Crescent

BIG BAY

**DATE OF NOTIFICATION: 17 FEBRUARY 2022**