



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

Enquiries: Mr. K. Ziervogel
Contact number: 021 807 6485
Reference: 15/4/1/1/3
Date: 12 March 2020

REGISTERED MAIL

LB Hoffman
15 Harold Street
Paarl
7646

Sir / Madam

APPLICATION FOR RELAXATION OF RESTRICTIVE TITLE DEED CONDITION AND DEPARTURE FROM LAND USE RESTRICTION: ERF 5331 PAARL

Your building plan with reference no. 1258/2019 refers.

You are hereby notified that the Authorised Employee of Drakenstein Municipality grants authorisation for the following application as contained in Condition B(c) and (d) of the Deed of Transfer No. T6531/2004:

1. Application for departure from land use restriction in order to develop a carport by relaxing the street title deed building line from 4.720m and to 0.0m, applicable to Erf 5331 Paarl;
2. Application for departure from land use restriction in order to develop a carport by relaxing the title deed common building line from 1.57m and to 0.0m, applicable to Erf 5331 Paarl;
3. Application for departure from land use restriction in order to develop garage extensions, by relaxing the side title deed building line from 1.570m to 0.00m;
4. Application for departure from land use restriction in order to develop a patio and braai area by relaxing the side title deed building line from 1.570 to 0.00m respectively, applicable to Erf 5331 Paarl;
5. Application for departure from land use restriction in order to develop a toilet by relaxing the rear title deed building line from 3.150m to 0.0m respectively, applicable to Erf 5331 Paarl; and
6. Application for relaxation of restrictive title deed condition in order to exceed the permissible coverage from 50% to 54% on Erf 5331 Paarl.

Approval for the following application 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 garage extensions, by exceeding the permissible width from 6.5m to 7.58m.

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.**

Please note that the relaxation of the restrictive title deed restriction is not a formal approval for the removal, suspension or amendment of restrictive conditions in terms of the Drakenstein Municipal Land Use Planning By-Law, 2018.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'H. G. Strijdom', written in a cursive style.

H. G. STRIJDOM

MANAGER: LAND USE PLANNING AND SURVEYING