



Enquiries: Mr. K. Ziervogel
Contact number: 021 807 6485
Reference: 15/4/1/1/3 (7281) P
Date: 13 October 2023

JW/G Bruwer
1477 Gate House
Biodetta
Area 1477
7670

Sir / Madam

APPLICATION FOR RELAXATION OF RESTRICTIVE TITLE DEED CONDITION: ERF 7281 PAARL

Your building plan application with reference no. 2068051 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 street boundary wall by exceeding the maximum permissible height from 1.8m to 2.1m, applicable to Erf 7281 Paarl.

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. T24459/2023:

1. Application for relaxation of restrictive title deed condition in order to develop a proposed bedroom by relaxing the title deed 6,3m street boundary building line to 3,424m, applicable to Erf 7281 Paarl;
2. Application for relaxation of restrictive title deed condition in order to develop a proposed carport by relaxing the title deed 6,3m street boundary building line and 3,15m lateral boundary building line to 0,731m and 0,00m respectively, applicable to Erf 7281 Paarl; and
3. Application for relaxation of restrictive title deed condition in order to develop proposed additions by exceeding the permissible title deed coverage from 33,3% to 38,55%, applicable to Erf 7281 Paarl.

Reasons for the above decision are as follows:

- No objection were received against the application; and
- The proposal will not have a negative 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

H. G. STRIJDOM

MANAGER: LAND DEVELOPMENT MANAGEMENT