



# DRAKENSTEIN

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Ref. nr.: 15/4/1 (8103)P  
Date: 07 October 2020

KZ/JA  
15/4/1/(8103)P

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Madam

## APPLICATION FOR PERMISSION IN TERMS OF TITLE DEED CONDITIONS: ERF 8103 PAARL

I refer to your application dated 10 February 2020 and have to inform you as follows:

- 1 Approval has been granted in terms of title deed condition C(2) and B(c) for the proposed development of a second dwelling;
- 2 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 Any further amendments to the application are subject to the relevant approval;
  - 2.2 No new buildings are to be erected or existing structures altered without the approval of building plans by Council;
  - 2.3 This approval applies only to the permissions in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements; and
  - 2.4 That 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 proposal is in keeping with the general development trend in the area, and the proposal at hand will not detract from that character;
  - 3.2 The proposal is of such a nature that it is not expected to negatively impact the existing surrounding land uses;

2./...

- 3.3 Given the location of the proposed second dwelling in comparison to that of the objectors property, the proposed second dwelling is not expected to have a significant negative influence due to the vast distance between the proposed and the neighbouring property;
- 3.4 There are similar examples of second dwellings in the area, therefore the proposal at hand will not alter or detract from the character of the area;
- 3.5 The application is not expected to negatively impact on the health, safety and well-being of the surrounding community;
- 3.6 The application is for the development of a second dwelling to exercise a land use activity which is in-line with town planning principles and norms; and
- 3.7 The proposal is considered to be consistent with the Drakenstein Spatial Development Framework.

Your attention is drawn to the 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, any person whose rights are affected by the decision, within **21 days** from the date of the registration of the letter. The approval is therefore suspended until further notice.

Yours Faithfully



**HG STRIJDOM**  
**MANAGER: LAND USE PLANNING AND SURVEYING**