



DRAKENSTEIN

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Civic Centre, Berg River Boulevard, Paarl 7646

Enquiries: Mr. C. Petersen
Contact number: 021 807 4779
Reference: 15/4/1/1/3 (1360) W
Date: 23 May 2024

JW / C Retief / Woerman
11 Third Avenue
Wellington
7655

Sir / Madam

APPLICATION FOR RELAXATION OF RESTRICTIVE TITLE DEED CONDITION: ERF 1360 WELLINGTON

Your building plan application with reference no. 2112333 refers.

You are hereby notified that the Authorised Employee of Drakenstein Municipality grants authorisation for the following application as contained in Condition B (l) (4) of the Deed of Transfer No. T64518/2007:

1. Application for relaxation of restrictive title deed condition in order to develop a proposed new patio and braai by relaxing the north-eastern 1.57m title deed building line to 0,00m, applicable to Erf 1360 Wellington;
2. Application for relaxation of restrictive title deed condition in order to develop a proposed new storage structure by relaxing the north-eastern and south-eastern 1.57m title deed common boundary building lines to 0.48m and 0.59m respectively, applicable to Erf 1360 Wellington;
3. Application for relaxation of restrictive title deed condition in order to develop a proposed new shade port and new pergola by relaxing the south-eastern 1.57m title deed common boundary building line to 1.04m collectively, applicable to Erf 1360 Wellington;
4. Application for relaxation of restrictive title deed condition in order to develop a proposed new storage unit by relaxing the north-western 1.57m title deed common boundary building line to 0.4m, applicable to Erf 1360 Wellington;
5. Application for relaxation of restrictive title deed condition in order to develop a proposed new pool by relaxing the north-western 1.57m title deed common boundary building line to 1.53m, applicable to Erf 1360 Wellington; and
6. Application for relaxation of restrictive title deed condition in order to develop a proposed new pool pump by relaxing the north-eastern 1.57m title deed common boundary building line to 0.2m, applicable to Erf 1360 Wellington.

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