



DRAKENSTEIN

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Ref: 15/4/1 (19863)P
Enquiries: Mr. J. Meyer
Tel no: (021) 807 4836
Date: 30 October 2024

P-J Le Roux Town and Regional Planners
262 Main Road
Paarl
7646

Email: pj@pjlroux.co.za

Dear Sir

APPLICATION FOR DEPARTURE: REMAINDER ERF 19863 PAARL (BERGENHOF RESIDENTIAL ESTATE)

Your land use application dated 18 October 2024, refers.

1. You are herewith notified that **approval has been granted** in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018 for a departure from the land use restrictions applicable to the freestanding erven within Bergenhof Residential Estate development located on Remainder Erf 19863 Paarl, as follows:

- Relaxation of the common building lines between the Conventional Housing Zone erven from 1.5m to 0m; and
- Relaxation of the permitted coverage on Conventional Housing Zone erven from 60% to 62%.

2. The reasons for the above decision are as follows:

- The building line relaxations will allow for the execution of the development, without affecting the area surrounding the development; and
- As no properties within the development have been transferred, or any dwellings constructed, no party within the development's rights can be negatively affected by the proposal at present.

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. **The approval therefore suspended until further notice.**

Yours faithfully

A handwritten signature in black ink, appearing to read 'H. Strijdom', is written over a faint, circular official stamp.

H. STRIJDOM
MANAGER: LAND DEVELOPMENT MANAGEMENT