DRAKENSTEIN
MUNISIPALITEIT • MUNICIPALITY • UMASIPALA
Paarl | Wellington | Gouda | Saron | Simondium

+27 21 807 4500
www.drakenstein.gov.za
customercare@drakenstein.gov.za
Civic Centre, Berg River Boulevard, Paarl 7647

Enquiries: Mr. K. Ziervogel
Contact number: 021 807 6485
Reference: 15/4/1/1/3 (227) P
Date: 20 October 2026

M Marais
28 Hendrika Street
Paarl
7646

Sir / Madam

APPLICATION FOR PERMISSION IN RESPECT OF RESTRICTIVE TITLE DEED CONDITION AND DEPARTURE FROM LAND USE RESTRICTION: ERF 227 PAARL

Your building plan application with reference no. 2238934 refers.

You are hereby notified that Drakenstein Municipality grants authorisation for the relaxation of the restrictions contained in Condition iii (4) (c) and (d) of the Deed of Transfer No. T012491/94, together with approval of the following applications 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 the proposed covered seating by relaxing the 1.57m title deed eastern common boundary building line and 3.115m title deed rear boundary building line to 0.23m and 0.00m respectively, applicable to Erf 227 Paarl;
2. Application for departure from land use restriction in order to develop the proposed laundry by relaxing the 1.57m title deed western common boundary building line to 0.1m and 0.264m respectively, applicable to Erf 227 Paarl;
3. Application for departure from land use restriction in order to develop the proposed pool pump by relaxing the 1.57m title deed eastern common boundary building line to 0.35m, applicable to Erf 227 Paarl;
4. Application for departure from land use restriction in order to develop the proposed carport by relaxing the 1.57m title deed western common boundary building line and title deed street building line to 0.84m, 0.275m and 0.268m, applicable to Erf 227 Paarl; and
5. Application for departure from land use restriction in order to develop the proposed additions by relaxing the maximum permissible coverage from 50% to 60%, applicable to Erf 227 Paarl

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.**

Yours faithfully,

H. G. STRIJDOM
SENIOR MANAGER: LAND DEVELOPMENT MANAGEMENT