



DRAKENSTEIN

MUNISIPALITEIT • MUNICIPALITY • UMASIPALA

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Civic Centre, Berg River Boulevard, Paarl 7647

Enquiries: Mr. C. Petersen
Contact number: 021 807 6351
Reference: 15/4/1 (8892) P
Date: 22 July 2026

TV3 Architects and Town Planners (Pty) Ltd
97 Dorp Street
1st Floor La Gratitude Offices
STELLENBOSCH
7599

Email: thys@tv3.co.za

Sir / Madam

APPLICATION EXEMPTION OF SERVITUDES AND DEPARTURE FROM LAND USE RESTRICTIONS: ERF 44206 PAARL ET AL

I refer to your land use application (Collaborator reference: 2395824)

You are herewith notified that:

1. **Provisional approval** be granted in terms of Section 60(1)(a) of the Drakenstein By-law on Municipal Land Use Planning, 2018, for the following:
 - 1.1 Permanent departure for the relaxation of swimming pools located on Erven 44206, 44207, 44211, 44212, 44219, 44220, 44229 and 44230 from 1m to 0m along the rear common boundary, as indicated on the Building Line Relaxation Plan drawn by TV3 Architects and Town Planners (Project No. P 3564, Plan No. 1) dated 06/05/2026 attached hereto as **"Annexure A"**.
2. It be certified in terms of Section 24 of the Drakenstein By-law on Municipal Land Use Planning, 2018, that the following servitudes be exempted from Sections 15 and 20-23 of the Drakenstein By-law on Municipal Land Use Planning, 2018, as indicated on the Exempted Servitude Plan drawn by TV3 Architects and Town Planners (Project No. P 3564, Plan No. 2) dated 06/05/2026, attached hereto as **"Annexure B"**

Reasons for the above decision are as follows:

- No objections were received against the application; and
- The relaxations will allow for the execution of the development, without negatively affecting the area surrounding the development.

Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority in respect of the approval granted in paragraph 1 only, 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,

A handwritten signature in black ink, appearing to read 'H. G. Strijdom', written over a horizontal line.

H. G. STRIJDOM

SENIOR MANAGER: LAND DEVELOPMENT MANAGEMENT

Application is made for the relaxation of the common boundary building lines for Erven 44206, 44207, 44211, 44212, 44219, 44220, 44229 & 44230, Paarl to 0m for the following:

- Swimming pools in respect of boundaries indicated by a blue dotted line and
- Garages in respect of boundaries indicated by a green dotted line.

Annexure A



Notation:

- Cadastral information obtained from Surveys and Mapping (DRDLR).
- Aerial Photography obtained from Surveys and Mapping (DRDLR).



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Firwoods

(Erven 44206, 44207, 44211, 44212, 44219, 44220, 44229 & 44230, Paarl)

Drawing:		Plan no.:
Building Line Relaxation Plan		1
Date:	Scale:	
06/05/2026	NTS	
Project no.:	Drawn:	Checked:
P 3564	WH	MW

Application is made for the following exempted Right of Way Servitudes:

Annexure B

Figure ABCD represents a ROW servitude over Erf 44235 in favour of Erven 44206 and 44207.

Figure EFGH represents a ROW servitude over Erf 44237 in favour of Erven 44229 and 44230.

Figure IJKL represents a ROW servitude over Erf 44238 in favour of Erven 44219 and 44220.

DRAKENSTEIN MUNICIPALITY

Approved in terms of Section 24 and 60(1) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018. The approval may be subject to certain conditions as set out in the letter of approval.

Ref: 15/4/1 (8892) Paarl

Date: 22 JULY 2026

 H. G. STRUDOM

SENIOR MANAGER: LAND DEVELOPMENT MANAGEMENT



Notation:

- Cadastral information obtained from Surveys and Mapping (DRDLR).
- Aerial Photography obtained from Surveys and Mapping (DRDLR).



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Firwoods

(Erven 44235, 44237 & 44238, Paarl)

Drawing:		Plan no.:
Exempted Servitude Plan		2
Date:	Scale:	
06/05/2026	NTS	
Project no.:	Drawn:	Checked:
P 3564	WH	MW