

NOTICE OF LAND DEVELOPMENT APPLICATION IN THE DRAKENSTEIN MUNICIPALITY

DRAKENSTEIN MUNICIPALITY OFFICIAL NOTICE:

APPLICATION FOR AMENDMENT OF CONDITIONS IN RESPECT OF AN EXISTING APPROVAL, AMENDMENT OF AN APPROVED SUBDIVISION PLAN, PHASING OF THE APPROVED SUBDIVISION PLAN AND REGISTRATION OF SERVITUDES IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN MUNICIPALITY LAND USE PLANNING BY-LAW, 2018:

ON FARMS 382/5, 1276, 1277 AND 1450, PAARL DIVISION

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Notice is hereby given in terms Sections 45(1) and 46(1) of the Drakenstein By-Law on Municipal Land Use Planning, 2018, that an application as set out below has been submitted to the Drakenstein Municipality, Land Use Planning Section, and can be viewed during normal office hours at the offices of Urban Dynamics Town and Regional Planners situated at South Gate Office Park, Ground Floor, Unit 2, Carl Cronje Drive, South Gate Tyger Waterfront, Bellville. A comprehensive copy of the application is available for viewing and can be requested by sending an email to [wickus@udwc.co.za](mailto:wickus@udwc.co.za) or by contacting the applicant telephonically.

Property : Farms 382/5, 1276, 1277 and 1450, Paarl Division

Owner : Rhebokskloof Properties (Pty) Ltd

Applicant : Urban Dynamics Town and Regional Planners (021 948 1545 / [wickus@udwc.co.za](mailto:wickus@udwc.co.za))

Locality : Located on Noord Agter Paarl Road, Paarl Farms

Extent : 183.76 hectares

Zoning : Agricultural Zone

Proposal :

- a) The amendment of conditions in respect of an existing approval to reduce the number of residential units, amend the number of subdivided portions and create erven for private road purposes.
- b) The amendment of an approved subdivision plan.
- c) Phasing of the approved subdivision plan into 20 phases.
- d) Registration of servitudes and servitude areas for the purposes of electrical services, water services, sewer and rising main services, right of way, and for maintenance purposes.

Motivated objections or comments can be lodged in writing to Drakenstein Municipality, PO Box 1, Paarl, 7622 or electronically to [customercare@drakenstein.gov.za](mailto:customercare@drakenstein.gov.za). Note that submissions must comply with Section 50 of the Drakenstein By-Law on Municipal Land Use Planning 2018 and must reach the Municipality, by no later than 29 November 2023.

Persons who are unable to read or write, can submit their objection verbally at the Municipal Offices, Berg River Boulevard, Paarl, where they will be assisted by a staff member, to put their comment in writing.

**DATE OF NOTIFICATION:** 30 October 2023

**CLOSING DATE FOR OBJECTIONS:** 29 November 2023

**ADDRESS OF APPLICANT:** Urban Dynamics Town and Regional Planners situated at South Gate Office Park, Ground Floor, Unit 2, Carl Cronje Drive, South Gate Tyger Waterfront, Bellville

KENNISGEWING VAN 'N GRONDONTWIKKELINGSAANSOEK IN DIE DRAKENSTEIN MUNISIPALITEIT

DRAKENSTEIN MUNISIPALITEIT AMPTELIKE KENNISGEWING:  
AANSOEK OM WYSIGING VAN VOORWAARDES TEN OPSIGTE VAN 'N BESTAANDE GOEDKEURING, WYSIGING  
VAN 'N GOEDGEKEURDE ONDERVERDELINGSPLAN, FASERING VAN DIE GOEDGEKEURDE  
ONDERVERDELINGSPLAN EN REGISTRASIE VAN SERWITUTE INGEVOLGE ARTIKEL 15 (2) VAN DIE DRAKENSTEIN  
VERORDENING OP MUNISIPALE GRONDGEBRUIKBEPLANNING, 2018:  
OP PLAAS 382/5, 1276, 1277 EN 1450 PAARL AFDELING

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Kennis word hiermee gegee ingevolge Artikels 45(1) en 46(1) van die Drakenstein Verordening op Munisipale Grondgebruikbeplanning, 2018, dat 'n aansoek, soos hieronder uiteengesit, ingedien is by die Drakenstein Munisipaliteit Grondgebruiksbeplanning Afdeling. Die aansoek kan gedurende gewone kantoorure by die kantore van Urban Dynamics Stads- en Streeksbeplanners besigtig word, geleë by South Gate Office Park, Grondvloer, Eenheid 2, Carl Cronje Rylaan, South Gate Tyger Waterfront, Bellville. 'n Omvattende kopie van die aansoek is beskikbaar vir besigtiging en kan aangevra word deur 'n e-pos te stuur na wickus@udwc.co.za of deur die aansoeker telefonies te kontak.

Eiendomme: : Plaas 382/5, 1276, 1277 en 1450 Paarl Afdeling

Eienaar : Rhebokskloof Properties (Pty) Ltd

Aansoeker : Urban Dynamics Stads- en Streeksbeplanners (021 948 1545 / wickus@udwc.co.za)

Ligging : Geleë op Noord Agter Paarlweg, Paarl

Grootte : 183.76 hektaar

Sonering : Landbou

Voorstel: :

- a) Die wysiging van voorwaardes ten opsigte van 'n bestaande goedkeuring om die aantal wooneenhede te verminder, die aantal onderverdeelde gedeeltes te wysig en erwe vir privaat paddoeleindes te skep.
- b) Die wysiging van 'n goedgekeurde onderverdelingsplan.
- c) Fasering van die goedgekeurde onderverdelingsplan in 20 fases.
- d) Registrasie van serwitute en serwituutgebiede vir die doeleindes van elektriese dienste, waterdienste, riooldienste, reg-van-weg toegang, en vir instandhouding doeleindes.

Gemotiveerde besware of kommentare kan skriftelik ingehandig word by Drakenstein Munisipaliteit, Posbus 1, Paarl, 7622 of elektronies by [customercare@drakenstein.gov.za](mailto:customercare@drakenstein.gov.za). Neem kennis dat inhandiging moet voldoen aan Artikel 50 van die Drakenstein Verordening op Grondgebruikbeplanning, 2018, en dat dit die Munisipaliteit moet bereik, nie later as 29 November 2023.

Indien 'n persoon nie kan lees of skryf nie, kan so 'n persoon sy kommentaar mondelings aflê by die Munisipale Kantore, Bergrivier Boulevard, Paarl, waar 'n personeellid sal help om die kommentaar/vertoë op skrif te stel.

**KENNISGEWING DATUM:** 30 Oktober 2023

**SLUITINGSDATUM VIR BESWARE:** 29 November 2023

**ADRES VAN DIE AANSOEKER:** Urban Dynamics Stads- en Streeksbeplanners, South Gate Office Park, Grondvloer, Eenheid 2, Carl Cronje Rylaan, South Gate Tyger Waterfront, Bellville