

DRAKENSTEIN MUNISIPALITEIT

AANSOEK OM HERSONERING EN PERMANENTE AFWYKING INGEVOLGE ARTIKEL 15(2) VAN DIE DRAKENSTEIN VERORDENING OP MUNISIPALE GRONDGEBRUIKBEPLANNING, 2018 ERF 4784 PAARL

Kennis geskied hiermee ingevolge Artikels 45(1) en 46(1) van die Drakenstein Verordening op Munisipale Grondgebruikbeplanning, 2018, dat 'n aansoek soos hieronder uiteengesit ontvang is en gedurende normale kantoorure ter insae is by die Munisipale Kantore, Grondgebruikbeplanning en Opmetings Afdeling, Nedbankgebou, 4de Vloer, h/v Bergrivier Boulevard en Bredastraat, Paarl (Tel: 021 807 4832):

Eiendom : Erf 4784 Paarl
Aansoeker : Jan Hanekom Vennootskap (Kontak nr: 021 871 1750)
Eienaar : Capricorn Trust (Kontak nr: 021 872 3147)
Ligging : Geleë op die hoek van Hoof- en Morgenzonstraat, Noorder-Paarl
Grootte : ±2201m²
Sonering : Konvensionele Behuisingsone

Voorstel : **Hersonering** van Erf 4784 Paarl, vanaf Konvensionele Behuisingsone na Multi-eenheid Behuisingsone, ten einde 'n nuwe dubbelverdieping gebou op te rig ten einde 'n gastehuis met agt (8) kamers te ontwikkel; en

Permanente Afwyking ten einde die westelike- en noordelike boulyn beperkings te verslap vanaf 5m na 1m ten opsigte van die voorgestelde gastehuis en vanaf 5m na 1.5m vir die bestaande woning.

Gemotiveerde besware/kommentare wat voldoen aan Artikel 50 van die Drakenstein Verordening op Grondgebruikbeplanning, 2018, kan skriftelik gerig word aan die Stadsbestuurder, Drakenstein Munisipaliteit, Posbus 1, Paarl, 7622 of customercare@drakenstein.gov.za, teen nie later nie as **30 dae** van die datum van registrasie van skrywe.

Indien 'n persoon nie kan lees of skryf nie, kan so 'n persoon sy beswaar/kommentaar mondelings by die Munisipale Kantore, Nedbankgebou, 4de Vloer, h/v Bergrivier en Bredastraat, Paarl, aflê, waar 'n personeellid sal help om sy kommentaar/vertoë op skrif te stel.

DR J H LEIBBRANDT
STADSBESTUURDER
Paarl Post – 19/03/2020

DRAKENSTEIN MUNICIPALITY

**APPLICATION FOR REZONING AND PERMANENT DEPARTURE IN TERMS OF SECTION 15(2)
OF THE DRAKENSTEIN BY-LAW ON MUNICIPAL LAND USE PLANNING, 2018:
ERF 4784 PAARL**

Notice is hereby given in terms of 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 received and can be viewed during normal office hours at the Municipal Offices, Land Use Planning and Surveying Section, Nedbank Building, 4th Floor, c/o Berg River Boulevard and Breda Street, Paarl (Tel: 021 807 4832):

Property : Erf 4784 Paarl
Applicant : Jan Hanekom Partnership (Contact no: 021 871 1750)
Owner : Capricorn Trust (Contact no: 021 872 3147)
Locality : Located on the corner of Main and Morgenzon Street, Northern Paarl
Extent : ±2201m²
Zoning : Conventional Housing Zone

Proposal : **Rezoning** of Erf 4784 Paarl, from Conventional Housing Zone to Multi-unit Housing Zone, in order to develop a new double storey building for purposes of a guesthouse, comprising eight (8) rooms; and

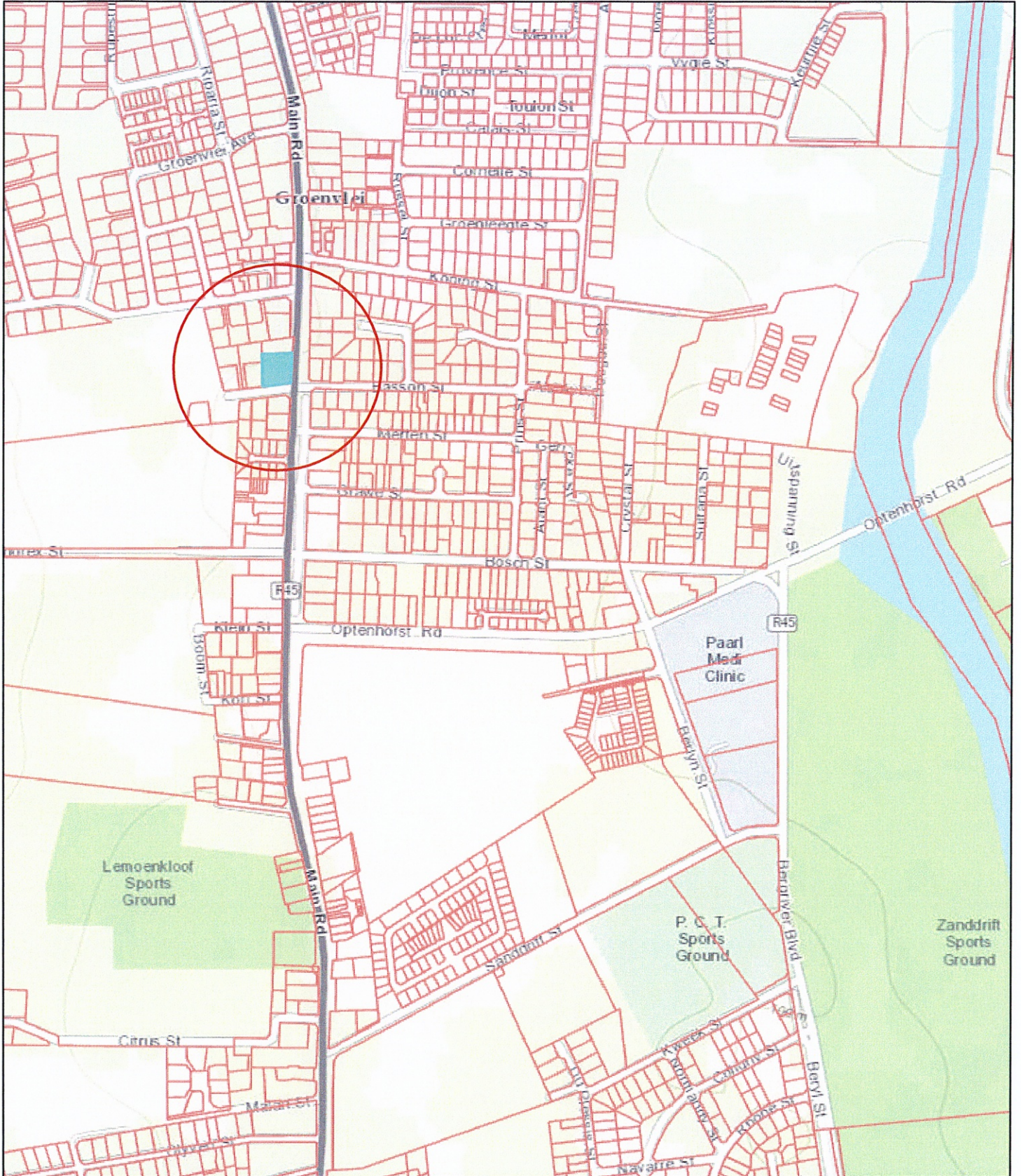
Permanent Departure in order to relax the western and northern building line restrictions from 5m to 1m in respect of the proposed guesthouse and from 5m to 1.5m for the existing building.

Motivated objections/comments which complies with Section 50 of the Drakenstein By-Law on Municipal Land Use Planning 2015, can be lodged in writing to The City Manager, Drakenstein Municipality, P O Box 1, Paarl, 7622 or customercare@drakenstein.gov.za, by no later than **30 days** of the date of registration of letter.

Persons who are unable to read or write, can submit their objections/comments verbally at the Municipal Offices, Nedbank Building, 4th Floor, c/o Berg River Boulevard and Breda Street, Paarl, where they will be assisted by a staff member, to put their comment in writing.

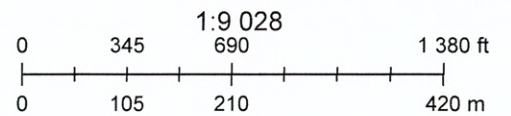
DR J H LEIBBRANDT
CITY MANAGER
Paarl Post – 19/03/2020

Locality Plan: Erf 4784 Paarl



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 Solar Active Owners



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Drakenstein Municipality GIS

PROJECT INFORMATION

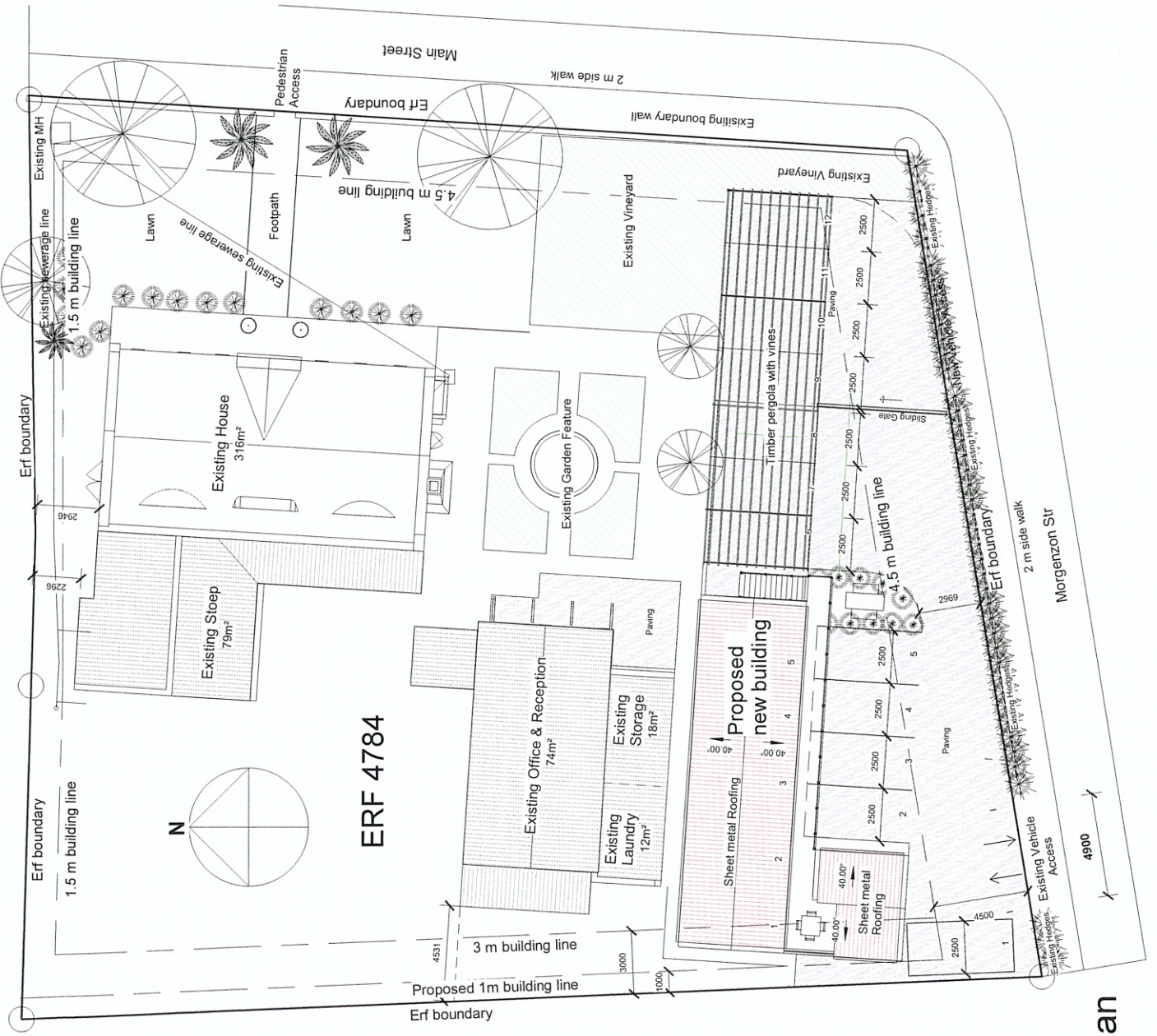
Erf No:	4784
Erf size:	1806m ²
GBA	
Existing House	316m ²
Existing Office & Reception	74m ²
Existing Storage	18m ²
Existing Laundry	12m ²
Existing Garage & car port	58m ²
Total Existing GBA	478m²
New Gross Building Area	208.6m²
Ground Floor	109.45m ²
First Floor	83.63m ²
Walkway (First Floor)	15.52m ²
Garage & Carport to be Demolished	-58m²
Total New GBA	628.6m²
Existing Covered Area	402m ²
Proposed New footprint	131.1m ²
Total Covered Area	533.1m ²
New Coverage	29.51%
Parking provision:	
Dwelling	4 bays
Guesthouse	8 bays/8 rooms 1.0 per room
Height	
Zoning Height limit:	2 storeys
Height of Existing Building	8m
Height of Proposed new building:	7.53m (FFL to roof ridge)



PROJECT
Proposed New Building on
Erf 4784, Paarl

SHEET NAME
Roof Plan

PROJECT NO AR 110 915A	PROJECT DATE: Nov. 2017
FILE: Z:\proj\4047110 915A_KAPP Guest House\01 Architectural\Roof Plan\Roof Plan.dwg Concept\03 Native File\01 Rev\KAPP_GUEST HOUSE rev.5.rvt	
DRAWING NO: 001	



Site Plan
1 : 200