

DRAKENSTEIN MUNICIPALITY
OFFICIAL NOTICE: APPLICATION FOR REZONING, SUBDIVISION, CONSENT USE & REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS IN TERMS OF THE DRAKENSTEIN BY-LAW ON MUNICIPAL LAND USE PLANNING, 2018:
FARM 814, FARM 815/2 AND FARM 815/3 PAARL DIVISION

Notice is hereby given in terms 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 Development Management Section. A comprehensive copy of the application is available for viewing and can be requested by sending an email to leon.jubilius@ahg-property.co.za or by contacting the applicant telephonically:

Property	:	FARM 814, FARM 815/2 AND FARM 815/3 PAARL DIVISION
Applicant	:	AHG Town Planning (Contact no: 0827820374)
Owner	:	Nuwejaarsrivier Landgoed (Pty) Ltd.
Locality	:	Located to the South of Paarl, along Contractor Road just off- and to the West of the R45 (Simondium/Franschhoek) Road.
Total Extent	:	± 11.8616 Ha
Zoning	:	Agricultural Zone
Proposal	:	The Development proposal entail the following: <ol style="list-style-type: none">1. Removal of the restrictive conditions as contained in Title Deed T73206/1995 in order to facilitate the proposed development:<ol style="list-style-type: none">1.1 Conditions B(I); B(II) & C(a) under Paragraph 1 (page 2 & 3);1.2 Condition B (page 3 & 4) under both Paragraphs 2 & 3;1.3 The "Endorsement" relating to Paragraphs 2 & 3 (page 6)2. Rezoning of Farm 814, Farm 815/2 and Farm 815/3 Paarl Division from "Agriculture Zone" to "Subdivisional Area" in order to develop a private residential estate.3. Subdivision of the Subdivisional Area into ±69 portions, as follows:<ol style="list-style-type: none">3.1 Portion 1-61: "Conventional Housing Zone" for full title single residential units at a density of ±15 dwelling units per ha.3.2 Portion 62 and 63: "Open Space Zone"3.3 Portion 64-66: "Utility Zone"3.4 Portion 67-68: "Transport Zone"3.5 Portion 69: "Multi Unit Housing Zone" at a density of ±60 dwelling units per ha for ±306 units in total.4. Consent use in order to accommodate the existing telecommunication mast to be located on proposed Portion 66 to be zoned "Utilities Zone".

Motivated objections or comments can be lodged in writing to Drakenstein Municipality, PO Box 1, Paarl, 7622 or electronically to 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 **30 days** after the date of this notification.

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

CLOSING DATE FOR OBJECTIONS: **12 June 2023**
ADDRESS OF APPLICANT: **PO Box 2992**
Somerset West
7129
E-mail: leon.jubilius@ahg-property.co.za
Tel: **082 782 0374 (Leon)**

DATE OF NOTIFICATION: **11 May 2023**

DRAKENSTEIN MUNISIPALITEIT
AMPTELIKE KENNISGEWING: AANSOEK OM HERSONERING, ONDERVERDELING, VERGUNNINGSGEBRUIK EN
OPHEFFING VAN BEPERKENDE TITELVOORWAARDES IN TERME VAN DIE DRAKENSTEIN VERORDENING OP
MUNISIPALE GRONDGEBRUIKBEPLANNING, 2018:
PLAAS 814, PLAAS 815/2 AND PLAAS 815/3 AFDELING PAARL

Kennis geskied hiermee ingevolge die Drakenstein Verordening op Munisipale Grondgebruikbeplanning, 2018, dat 'n aansoek soos hieronder uiteengesit ingedien is by die Drakenstein Munisipaliteit Grondontwikkeling Bestuursafdeling. 'n Volledige kopie van die aansoek kan is beskikbaar ter insae en kan aangevra word deur 'n epos te stuur na leon.jubilius@ahg-property.co.za of deur die aansoeker telefonies te kontak:

Eiendom	:	PLAAS 814, PLAAS 815/2 AND PLAAS 815/3 AFDELING PAARL
Aansoeker	:	AHG Town Planning (kontak no: 0827820374)
Eienaar	:	Nuwejaarsrivier Landgoed (Pty) Ltd.
Ligging	:	Geleë Suid van Paarl, aangrensend aan Kontrakteurspad, net af van en aan die Westekant van die R45 (Simondium/Franschhoek) Pad.
Totale Grootte	:	± 11.8616 Ha
Huidige Sonering:		Landbou Sone
Voorstel	:	Die ontwikkelings voorstel behels die volgende: <ol style="list-style-type: none">1. Die verwydering van Beperkende Titelvoorwaardes vervat in Titelakte T73206/1995 ten einde die voorgestelde ontwikkeling te fassiliteer:<ol style="list-style-type: none">1.1 Beperking B(I); B(II) & C(a) in paragraaf 1 (bladsy 2 & 3);1.2 Beperking B (bladsy 3 & 4) in beide paragrawe 2 & 3;1.3 Die "Endosement" met betrekking tot paragrawe 2 & 3 (bladsy 6)2. Hersonering van Plaas 814, Plaas 815/2 en Plaas 815/3 Afdeling Paarl vanaf "Landbousone" na "Onderverdelingsgebied" ten einde 'n privaat residensielelandgoed te ontwikkel.3. Onderverdeling van die "Onderverdelingsgebied" in ±69 gedeeltes, as volg:<ol style="list-style-type: none">3.1 Gedeeltes 1-61: "Konvensionele behuisingsone" vir voltitel residensiële eenhede teen 'n digtheid van ±15 wooneenhede per ha.3.2 Gedeeltes 62 en 63: "Oopruimtesone"3.3 Gedeeltes 64-66: "Nutsone"3.4 Gedeeltes 67-68: "Vervoersone"3.5 Gedeelte 69: "Multi-Eenheid Behuisingsone" teen 'n digtheid van ±60 wooneenhede per ha vir ±306 eenhede in totaal.4. Vergunningsgebruik ten einde die bestaande telekommunikasiemas te akkomodeer op voorgestelde Gedeelte 66 wat soneer staan te word "Nutsone".

Gemotiveerde besware of kommentare kan skriftelik ingehandig word by Drakenstein Munisipaliteit, Posbus 1, Paarl, 7622 of elektronies by customercare@drakenstein.gov.za. Neem kennis dat inhandigings moet voldoen aan Artikel 50 van die Drakenstein Verordening op Grondgebruikbeplanning, 2018 en dat dit die Munisipaliteit moet bereik, nie later nie as **30 dae** na die datum van die kennisgewing.

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

SLUITINGSDATUM VIR BESWARE:	12 Junie 2023
ADRES VAN DIE AANSOEKER:	PO Box 2992 Somerset West 7129 E-mail: leon.jubilius@ahg-property.co.za Tel: 082 782 0374 (Leon)

KENNISGEWING DATUM:	11 Mei 2023
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