

DRAKENSTEIN MUNICIPALITY NOTICE: PROPOSED REZONING, CONSOLIDATION AND PERMANENT DEPARTURE IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN MUNICIPAL LAND USE PLANNING BY-LAW AND PERMISSION IN TERMS OF SECTION 17 OF THE DRAKENSTEIN MUNICIPAL ZONING SCHEME BY-LAW, 2018, 2018: ERVEN 11629, 11635 AND 41612 PAARL 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 Use Planning Section. A comprehensive copy of the application may be requested by sending an email to Messrs David Hellig and Abrahamse Professional Land Surveyors at plan@dhhaa.co.za or by contacting the applicant telephonically at 021 872 4086. Alternatively, Mrs Cornelia van der Bank may be contacted at 021 807 4832 or at e-mail address Cornelia.vanderBank@drakenstein.gov.za Property : Erven 11629, 11635 and 41612 Paarl Applicant : David Hellig and Abrahamse Professional Land Surveyors Owner : Paarl Muslim Jamaa Locality : 16 Lapperts Street Extent : 651, 629 and 10 832 square metres Zoning : Conventional Housing Zone and Community Use Zone Proposal: 1. Rezoning of Erven 11629 and 11635 Paarl, measuring 651m² and 629m² in extent respectively, from Conventional Housing Zone to Community Use Zone. 2. Consolidation of Erven 11629, 11635 and 41612 Paarl, measuring 651m², 629m² and 1,0832 hectares in extent respectively to form a consolidated land unit measuring 1,2112 hectares in extent. 3. Permanent Land Use departures for the relaxation of Building Lines in respect of the consolidated land unit to accommodate the existing buildings on Erf 11635 Paarl as follows: a. The relaxation of the 5m building line to 1,30m where marked "a b" on Plan of Rezoning and Consolidation No 2 Rev 2. b. The relaxation of the 5m building line to 1,05m where marked "b c" on Plan of Rezoning and Consolidation No 2 Rev 2. c. The relaxation of the 5m building line to 4,90m where marked "d e" on Plan of Rezoning and Consolidation No 2 Rev 2. Motivated objections or comments must be addressed to the City Manager for the attention of the Manager: Land Development Management by 06-12-2025 and may be submitted via one of the following three options: • Posted to PO Box 1, Paarl, 7622; • Hand delivered at the Paarl Civic Centre, Berg River Boulevard, Paarl; or • E-mailed to customercare@drakenstein.gov.za and copied to Cornelia.vanderBank@drakenstein.gov.za Please use the heading of this notice as the heading of your objection / comments. Note that submissions must comply with Section 50 of the Drakenstein By-Law on Municipal Land Use Planning 2018, being available from the abovementioned official.	MUNICIPALITEIT DRAKENSTEIN KENNISGEWING: VOORGESTELDE HERSONERING, KONSOLIDASIE EN PERMANENTE AFWYKING INGEVOLGE ARTIKEL 15(2) VAN DIE DRAKENSTEIN MUNISIPALE GRONDGEBRUIKBEPLANNINGSVERORDENING EN TOESTEMMING INGEVOLGE ARTIKEL 17 VAN DIE DRAKENSTEIN MUNISIPALE SONERINGSKEMAVEORDERING, 2018: ERWE 11629, 11635 EN 41612 PAARL Kennis geskied hiermee ingevolge die Drakenstein Verordening op Munisipale Grondgebruiksbeplanning, 2018 dat 'n aansoek, soos hieronder uiteengesit, by die Drakenstein Munisipaliteit, Grondgebruikbeplanning Afdeling ingedien is. 'n Omvattende afskrif van die aansoek kan aangevra word deur 'n e-pos aan Mnr David Hellig en Abrahamse Professionele Landmeters te stuur by plan@dhhaa.co.za of die aansoeker telefonies te skakel by 021 872 4086. Alternatiewelik kan Mv Cornelia van der Bank gekontak word by Cornelia van der Bank of e-posadres Cornelia.vanderBank@drakenstein.gov.za Eiendom : Erwe 11629, 11635 en 41612 Paarl Aansoeker : David Hellig and Abrahamse Professional Land Surveyors Eienaar : Paarl Muslim Jamaa Ligging : Lapperts Straat 16 Grootte : 651, 629 en 10 832 vierkante meter Sonering : Konvensionele Behuising Sone en Gemeenskapsgebruiksone Voorstel: 1. Hersonerig van Erwe 11629 en 11635 Paarl, onderskeidelik 651m² en 629m² groot, van Konvensionele Behuisingone na Gemeenskapsgebruiksone. 2. Konsolidering van Erwe 11629, 11635 en 41612 Paarl, onderskeidelik 651m², 629m² en 1,0832 hektaar groot om 'n gekonsolideerde grondeenheid te vorm wat 1,2112 hektaar groot is. 3. Permanente Grondgebruiksafwykings vir die verslapping van Boulyne ten opsigte van die gekonsolideerde grondeenheid om die bestaande geboue op Erf 11635 Paarl te akkommodeer soos volg: a. Die verslapping van die 5m-boulyn na 1,30m waar gemerk "a b" op Plan van Hersonerig en Konsolidering Nr. 2 Rev. 2. b. Die verslapping van die 5m-boulyn na 1,05m waar gemerk "b c" op Plan van Hersonerig en Konsolidasie Nr. 2 Rev 2. c. Die verslapping van die 5m-boulyn na 4,90m waar gemerk "d e" op Plan van Hersonerig en Konsolidasie Nr. 2 Rev 2. Gemotiveerde besware of kommentaar moet teen 06-12-2025 aan die Stadsbestuurder gerig word vir die aandaag van die Bestuurder: Grond Ontwikkelings Bestuur en kan ingedien word via een van die volgende drie opsies: • Gepos na Posbus 1, Paarl, 7622; • Hand afgelewer by die Paarl Burgersentrum, Berggrivier Boulevard, Paarl; of • E-pos aan customercare@drakenstein.gov.za en kopieer na Cornelia.vanderBank@drakenstein.gov.za Gebruik die opskrif van hierdie kennisgewing as die opskrif van u beswaar / kommentaar. Let daarop dat indienings moet voldoen aan Artikel 50 van die Drakenstein Verordening op Munisipale Grondgebruiksbeplanning 2018, wat beskikbaar is by die bogenoemde amptenaar.	KENNISGEWING DATUM: 06-11-2025 SLUITINGSDATUM VIR BESWARE EN/OF KOMMENTARE: 06-12-2025
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