MOTIVATION FOR APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE IN TERMS OF SECTION 15(2)(f) OF THE STELLENBOSCH MUNICIPALITY LAND USE PLANNING BY-LAW, 2023

Background

An application for the de-proclamation of portions of Minor Roads OP5230 and OP5231 on Portion 4 of Farm 1674, Paarl, was approved in the Department of Transport and Public Works' letter dated 30 January 2024 and gazetted on 19 January 2024 in Provincial Gazette 8868 (refer to Appendix 1).

As shown in Figure 1.1 below, Portion 4 of Farm 1674, Paarl (Farm 1674/4) forms part of Boschendal Estate. Boschendal (Pty) Ltd., the landowner, uses the de-proclaimed minor roads portions as private Rights of Way and securitise the entrances / exits to the public road network with monitored security gates. To this end, a subdivision exemption certificate was issued by the Stellenbosch Municipality dated 28 May 2024 (refer to Appendix 2).

It must be noted that Portion 3 of Farm 1674, Paarl (Farm 1674/3) requires access through Farm 1674/4 as this property does not have direct access to a public road. Portion 3 of Farm 1631, Paarl (Farm 1631/3) requires access to the water booster pump located on Farm 1674/4. As the de-proclaimed road portions are now private roads and no longer open to the general public, private Right of Way servitudes will be registered over the de-proclaimed road portions traversing Farm 1674/4 in favour of Farm 1674/3 and Farm 1631/4 as depicted in Annexure E: Servitude Diagram.

The removal of relevant restrictive conditions of title in respect of Farm 1674/4, Paarl that contradict the road closure is being applied for to avoid doubt as motivated below, and as confirmed in the pre-application feedback from Stellenbosch Municipality (refer to Annexure F: Pre-application Feedback). This application will also facilitate the registration of the required Right of Way servitudes.

Application Details

Application is hereby made for the Removal of Restrictive Conditions of Title in respect of Farm 1674/4, Paarl, in terms of Section 15(2)(f) of the Stellenbosch Municipality Land Use Planning By-law (2023) to remove conditions that contradict the road closure and to enable Boschendal (Pty) Ltd. to register private Right of Way servitudes over the said de-proclaimed minor roads in favour of Farm 1674/3 and Farm 1631/4, Paarl (refer to Annexure A: Application Form).

Table 1.1: Application Details

Application	Application for the Removal of Restrictive Conditions of Title in respect of Farm 1674/4, Paarl, in terms of Section 15(2)(f) of the Stellenbosch Municipality Land Use Planning By-law (2023)	Refer to Annexure A: Application Form
Applicant	NM & Associates Planners & Designers, on behalf of Boschendal (Pty) Ltd.	Refer to Annexure B: Power of Attorney & Company Resolution
Landowner	Boschendal (Pty) Ltd.	Refer to Annexure D1: Title Deed
Property Description	Portion 4 of the Boschendal Farm No. 1674, Paarl	Refer to Annexure E: Proposed Servitude Diagram
Current Zoning	Agriculture and Rural Zone	
Area of Jurisdiction	Stellenbosch Municipality	

The relevant conditions of title to be removed include (refer to Annexure C: Conveyancer Certificate):

- **Condition 3(i)(C) of Title Deed T42792/2008 (refer to Annexure D1: Title Deed and Appendix 3: Components Diagram)**

"That the Transferors (Divisional Council, Paarl) retain the right of way over the property hereby transferred in respect of any road-way which is now or may in future be necessary to pass over the said land hereby transferred, and the widths of the said roadways shall be as follows: - NATIONAL ROAD 150 feet; MAIN ROAD

100 feet: DIVISIONAL COUNCIL ROAD 60 feet; and PUBLIC ROAD 40 feet; and that all present roads which may be in existence over the said property must remain open for the use of the public."

- **Condition 3.2. Paarl Quitrent Q2-20/1898 (refer to Annexure D2: Paarl Quitrent and Appendix 3: Components Diagram)**

"That all Roads and Thoroughfares existing over the Land hereby granted, whether they are described in the Diagram, or not, shall remain free and uninterrupted."

Motivation

i) In respect of Condition 3(i)(C) of Title Deed T42792/2008 and as per Appendix 3: Components Diagram, Component (i) of Farm 1674/4 is not impacted by the road closure as the Minor Roads 5230 and 5231 do not pass over this component (refer to Appendix 3: Components Diagram), however it is advisable that Condition 3(i)(C) be removed to ensure that the de-proclaimed road portions do not remain open for general public use as these road portions are effectively private as a result of their closure.

ii) In respect of Condition 3.2. Paarl Quitrent Q2-20/1898 which is applicable to Component (iii) of Farm 1674/4 (see Appendix 3: Components Diagram), now that the said roads have been closed for private use, it is inappropriate *"That all Roads and Thoroughfares existing over the Land hereby granted ... remain free and uninterrupted."*

It is important to remove the above conditions to avoid any doubt that the de-proclaimed portions of Minor Roads 5230 and 5231 are now private roads.

iii) The removal of restrictive conditions will facilitate the registration of private Right of Way access servitudes in the title deed of Farm 1674/4, Paarl to ensure access over this property in favour of Farm 1674/3 and Farm 1631/4, Paarl in perpetuity.

Conclusion and Recommendations

This application for the Removal of Restrictive Conditions of Title in respect of Farm 1674/4, Paarl, in terms of Section 15(2)(f) of Stellenbosch Municipality Land Use Planning By-law (2023) is motivated on the basis that it is necessary to remove restrictive conditions that contradict the road closure in order to avoid confusion. This application will also facilitate the registration of private Right of Way servitudes in favour of Farm 1674/3, Paarl and Farm 1631/4, Paarl, in perpetuity.

It is therefore recommended that the application be supported and approved by Stellenbosch Municipality.

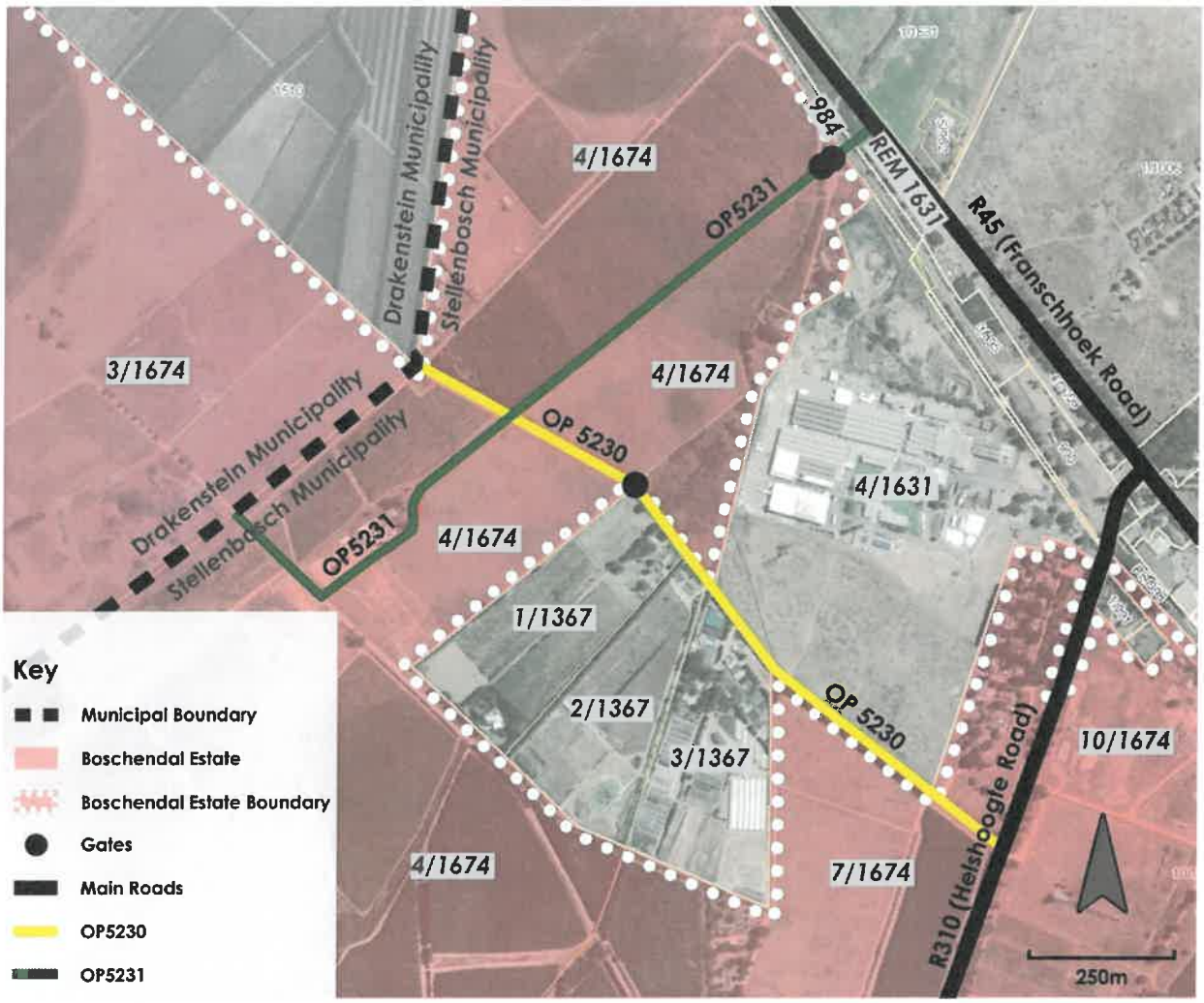
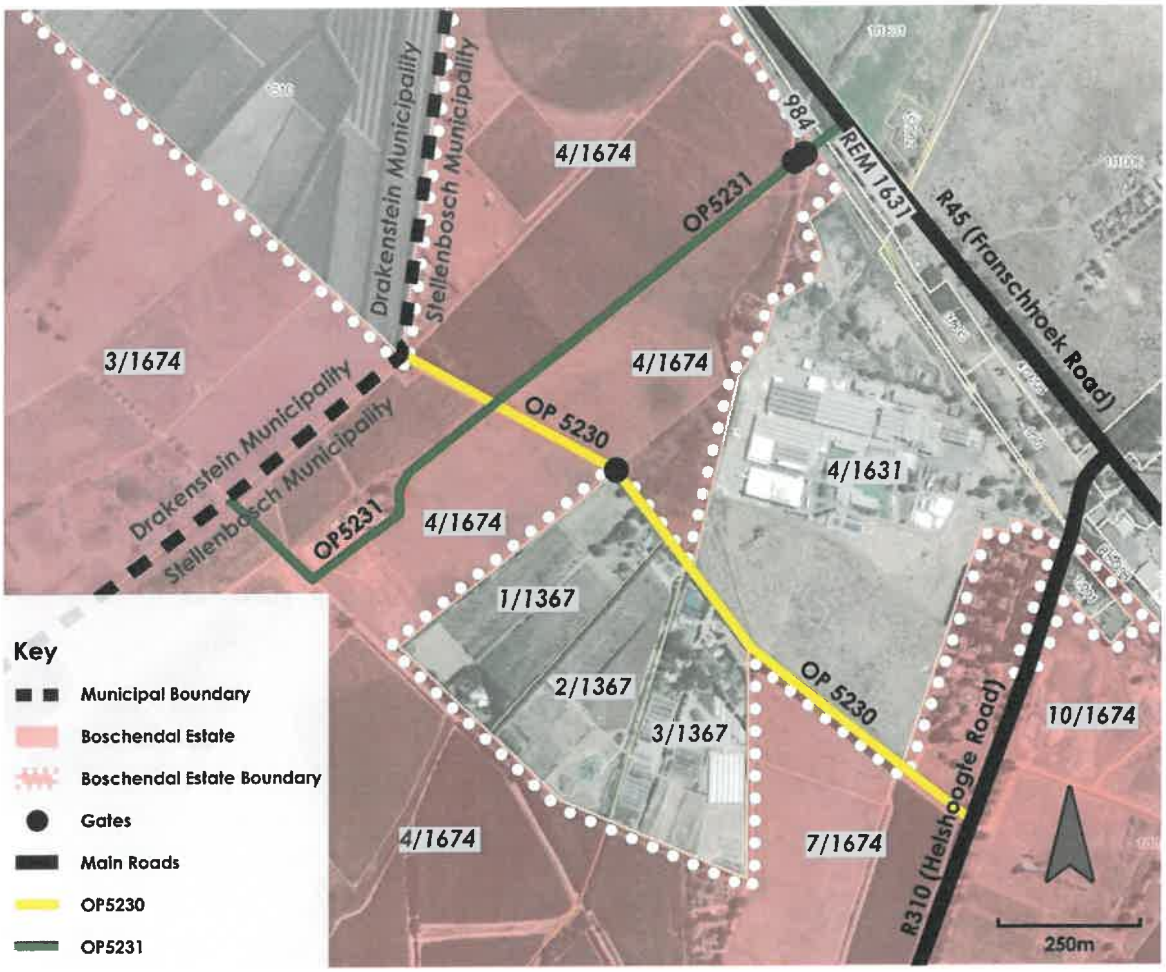


Figure 1.1: Locality


Drakenstein Municipality
Stellenbosch Municipality
4/1674
984
REM 1631
R45 (Franschhoek Road)
OP5231
3/1674
4/1674
OP 5230
4/1631
Drakenstein Municipality
Stellenbosch Municipality
OP5231
4/1674
1/1367
2/1367
3/1367
OP 5230
10/1674
4/1674
7/1674
R310 (Helshoogte Road)
250m
Key
Municipal Boundary
Boschendal Estate
Boschendal Estate Boundary
Gates
Main Roads
OP5230
OP5231

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No. 4 Grove Walk, Claremont 7708
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F: + 27 21 671 0930
W: www.nmassociates.co.za

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

AANSOEK OM OPHEFFING VAN BEPERKENDE AKTE TITELVOORWAARDES TEN OPSIGTE VAN PLAAS 1674/4, AFDELING PAARL

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning verwys:

Adres van aansoek eiendom:
Boschendal Landgoed
Pniel Hoof Weg
Groot Drakenstein
7690

Aansoek eiendom beskrywing:
Gedeelte 4 van Plaas 1674, Afdeling Paarl

Aansoeker:
Shahiem Dalvie
NM & Associates Planners and Designers
PO Box 44386, Claremont, 7735
shahiem@visionplan.co.za
021 671 1138

Eienaar:
Boschendal (Pty) Ltd. (Verteenwoordiger: William George)
E-pos: specialproject1@boschendal.co.za

Aansoek Verwysing: LU/17536 /TP 855/2024

Besonderhede van die grondgebruiksaansoek:

Aansoek om die Opheffing by Beperkende Voorwaardes by Titel ten opsigte van Plaas 1674/4, Paarl, ingevolge Artikel 15(2)(f) van die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning (2023)

Voorwaarde 3(i)(C) van Titelakte T42792/2008 (verwys na Bylae D1: Titelakte en Bylaag 3: Komponentediagram)

"Dat die Transporteurs (Afdelingsraad, Paarl) die reg van weg oor die eiendom hierby oorgedra behou ten opsigte van enige pad wat nou of in die toekoms nodig mag wees om oor genoemde grond oorgedra word, en die breedtes van die genoemde paaie sal soos volg wees:

- NASIONALE PAD I50 voet; HOOFWEG 100 voet; AFDELINGSRAADWEG 60 voet; en OPENBARE PAD 40 voet; en dat alle huidige paaie wat oor die genoemde eiendom kan bestaan, oop moet bly vir die gebruik van die publiek."

Toestand 3.2. Paarl Quitrent Q2-20 /1898 (verwys na Bylae D2: Paarl Quitrent en Aanhangsel 3: Komponentediagram) "Dat alle paaie en deurpaaie wat hierby oor die Grond bestaan, toegestaan word, hetsy dit in die Diagram beskryf word, of nie, vry sal bly en ononderbroke."

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres: https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements. Indien die webtuiste of tersaaklike dokumente nie toeganglik is nie, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van de aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: (Shahiem Dalvie (NM & Associates Planners and Designers) – shahiem@visionplan.co.za). Deur 'n beswaar, kommentaar of vertoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing, 31 Oktober 2024, gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van 02 Desember 2024.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by (021 671 1138) gedurende normale kantoor ure (van 09h00 tot 17h00).

Die uwe

Shahiem Dalvie
NM & Associates Planners and Designers

nm & associates
PLANNERS AND DESIGNERS
Registered as Visionplan CC

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NOTICE OF LAND DEVELOPMENT APPLICATION

APPLICATION FOR THE REMOVAL OF RESTRICTIVE DEED CONDITIONS OF TITLE IN RESPECT OF FARM 1674/4, PAARL DIVISION

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw refers:

Application Property Address:
Boschendal Estate,
Pniel Main Road,
Groot Drakenstein

Application Property Number:
1674 Portion 4, Paarl

Applicant:
Shahiem Dalvie
NM & Associates Planners and Designers
PO Box 44386, Claremont, 7735
shahiem@visionplan.co.za
021 671 1138

Owner:
Boschendal (Pty) Ltd. (Representative: William George)
specialproject1@boschendal.co.za

Application Reference: LU/17536 /TP 855/2024

Description of land development proposal:
Application for the Removal at Restrictive Conditions at Title in respect at Farm 1674/4, Paarl, in terms of Section l5(2)(f) of the Stellenbosch Municipality Land Use Planning By-law (2023)

Condition 3(i)(C) of Title Deed T42792/2008 (refer to Annexure D1: Title Deed and Appendix 3: Components Diagram)

"That the Transferors (Divisional Council, Paarl) retain the right of way over the property hereby transferred in respect of any road-way which is now or may in future be necessary to pass over the said land hereby transferred, and the widths of the said roadways shall be as follows:

- NATIONAL ROAD I50 feet; MAIN ROAD 100 feet; DIVISIONAL COUNCIL ROAD 60 feet; and PUBLIC ROAD 40 feet; and that all present roads which may be in existence over the said property must remain open for the use of the public."

Condition 3.2. Paarl Quitrent Q2-20 /1898 (refer to Annexure D2: Paarl Quitrent and Appendix 3: Components Diagram) "That all Roads and Thoroughfares existing over the Land hereby granted, whether they are described in the Diagram, or not, shall remain free and uninterrupted."

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: (Shahiem Dalvie (NM & Associates Planners and Designers) – shahiem@visionplan.co.za). By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

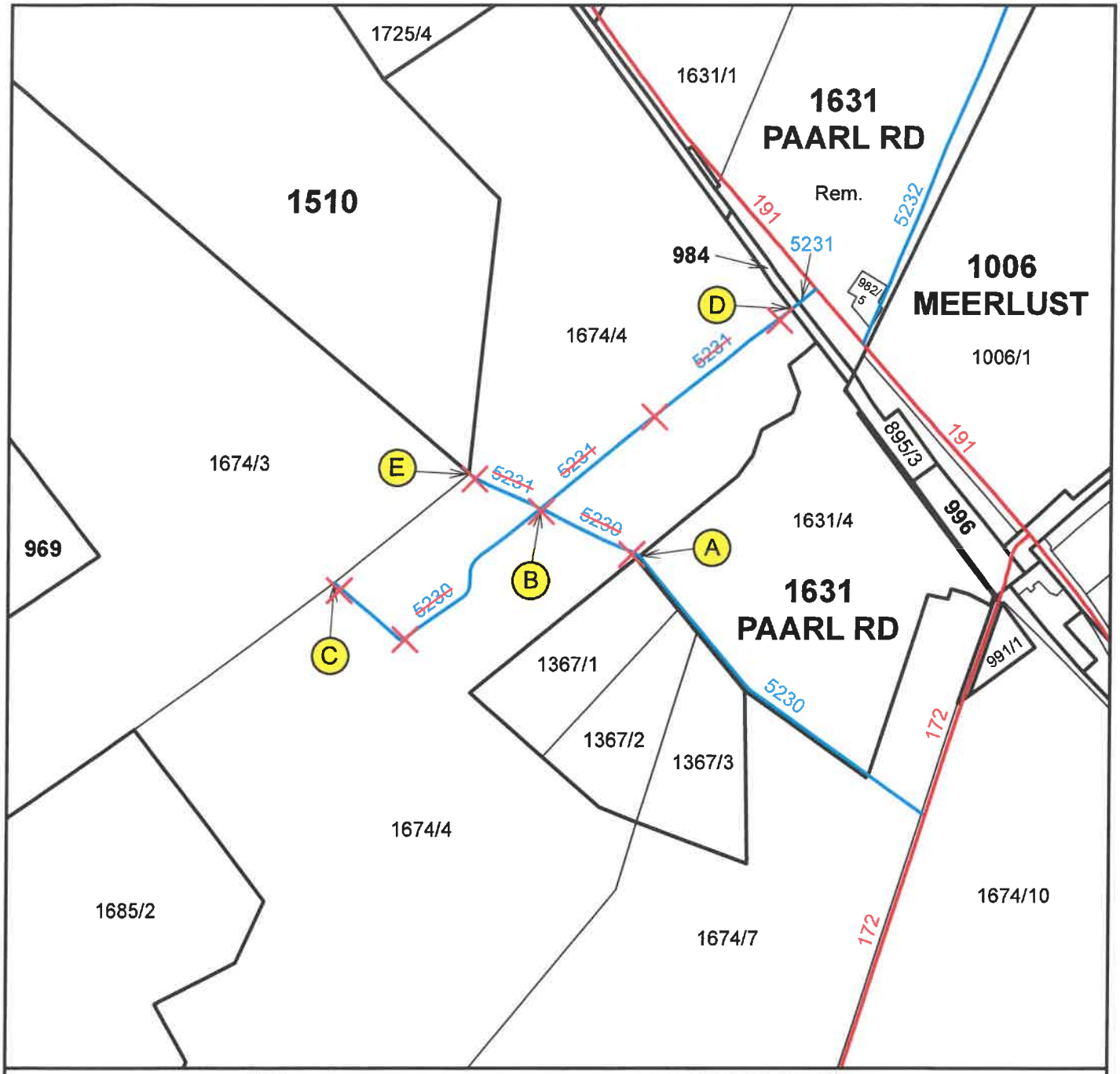
The comments must be submitted within 30 days from the date of this notice, 31 October 2024, to be received on or before the closing date of 02 December 2024.

The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at (021 671 1138) during normal office hours. (from 09h00 to 17h00)

Yours faithfully

Shahiem Dalvie
NM & Associates Planners and Designers



WESTERN CAPE GOVERNMENT
TRANSPORT AND PUBLIC WORKS

WES-KAAPSE REGERING
VERVOER EN OPENBARE WERKE

DISTRICT MUNICIPALITY : **CAPE WINELANDS**

DISTRIKSMUNISIPALITEIT : **KAAPSE WYNLAND**

N

A B C
D B E

Proposed closure of portions of Minor Roads
Voorgestelde sluiting van gedeeltes van Ondergeskikte Paaie

DRAWN / GETEKEN : A RAATH			FILE / LêER : TPW16/8/3-3/30
CHECKED / NAGESIEN : A RAATH	0 125 250 500 750 1,000 m		BH-8BDD; BH-8DBB
DATE / DATUM : 29-07-2022	SCALE : 1:12,500 : SKAAL		RL70/5

Tientalle dakloos ná brand in Paarl

Rasaad Adams

Minstens 50 mense is dakloos gelaat nadat altesaam 10 strukture Sondagaand (27 Oktober) in 'n brand by die Chester Williams-informele nedersetting in Amstelhof, Paarl, vernietig is.

Eda Barnard, uitvoerende direkteur vir openbare veiligheid by die Drakenstein-munisipaliteit, het by navraag gesê munisipale branddienste is omstreeks 21:45 Sondagaand na die brand ontbied.

Volgens Barnard was munisipale amptenare vroeg Maandagoggend op die toneel om die omvang van die skade te bepaal en die inwoners wat haweloos gelaat is, by te staan.

"Die munisipaliteit het voedselpakkies en komberse voorsien, sowel as pakke met noodsaaklikhede om inwoners te help om hul huise te herbou. Verder is die brandrommel in die gebied skoongemaak," sê Barnard.

Die Drakenstein-plaaswag het ná die brand in 'n verklaring gesê hy het sy hulp aan Drakenstein se branddienste gebied, maar dat daar glo nie 'n beslissende antwoord ontvang is nie.

"Oomblikke later het ons 'n ernstige versoek om hulp van die publiek en private sekuriteit ontvang aangesien die vuur buite beheer gebrand het.

"Ons was toe binne enkele minute op die toneel aangesien ons hoofkantoor nie te ver van daar af geleë is nie.

"Ons 6 000-liter-tenkwa is ingespan en ons het vinnig twee lyne gehad om die brand onder beheer te bring," lui die plaaswag se verklaring.

Die plaaswag het ook bygevoeg dat Sondagaand se ongunstige weer brandbestryding moeilik gemaak het.

Kelvina Goedeman, een van die inwoners, het Maandag emosioneel aan *Paarl Post* vertel hoe sy en tientalle ander gesinne alles in die brand verloor het.

"Ek het 'n geskree gehoor en toe my man gevra wat daarbuite aan die gang is.

"Ek weet nou al dat wanneer mense so skree, dan brand dit hier by ons.

"Toe ons uitgaan, toe is my skoonsuster se plek al tot op die grond afgebrand.

"Ons het selfs nog gesukkel om ons seun wakker te kry, want hy het te veel rook ingeasem. My man het hom toe opgetel en na buite gedra.

"Hy is toe weer terug in ons hok in om te kyk of hy die vlamme kan keer. Net daar het die dak op hom ingegee en ons moes hom toe help."

Sy vertel verder dat die gesin hulpeloos toegekyk het hoe al hul besittings voor hulle in puin gelê is.

"Ons kon niks red nie – niks nie. Ek het nie eens ander klere om vandag aan te trek nie.

"Ons het gisteraand heelnag in die reën gesit en kyk na ons plekkies. Ons weet nie hoe ons ooit weer gaan kom aan dit wat ons gehad nie," sê sy met trane in haar oë.

Goedeman, haar man en twee seuns woon al bykans 20 jaar in die informele nedersetting.

"Ons almal se grootste verlange in dié tydperk is dat die munisipaliteit ons sal bystaan. Ek bly nou al vir amper 20 jaar in die plakkerskamp en dis hoe lank ons al wag vir 'n huis. Hier is mense wat nog langer as ons hier bly. As hulle nie nou vir ons help nie, maak hulle plek vir nog brande."

Hoewel sy nie veel daaroor uitgewei het nie, sê Barnard daar is reeds planne in die pyplyn om die lewensomstandighede in hierdie informele nedersetting te verbeter.

"Dit vorm deel van die Wes-Kaapse regering se opgraderingsprogram vir informele nedersettings, wat tans in die beplanningsfase is," vertel sy.

Volgens Barnard bestaan die Chester Williams- informele nedersetting uit 142 strukture en huisves ongeveer 531 inwoners.

Die oorsaak van die brand word nog ondersoek.

Niemand is beseer nie.

Altesaam nege strukture is vernietig in 'n brand by die Chester Williams- informele nedersetting in die Paarl die afgelope Sondag. Foto's: Rasaad Adams

Kelvina Goedeman, wie se hut ook afgebrand het, by haar hond, Pote, wat ongedeerd is ná die verwoestende brand.

NOTICE OF LAND DEVELOPMENT APPLICATION

APPLICATION FOR THE REMOVAL OF RESTRICTIVE DEED CONDITIONS OF TITLE IN RESPECT OF FARM 1674/4, PAARL DIVISION

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Priel Main Road,
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Application Property Number:
1674 Portion 4, Paarl

Applicant:
Shahiem Dalvie
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shahiem@visionplan.co.za
021 671 1138

Owner:
Boschendal (Pty) Ltd. (Representative: William George)
specialproject1@boschendal.co.za

Application Reference: LU/17536 /TP 855/2024

Description of land development proposal:
Application for the Removal of Restrictive Conditions of Title in respect of Farm 1674/4, Paarl, in terms of Section 15(2)(f) of the Stellenbosch Municipality Land Use Planning By-law (2023)
Condition 3(i)(C) of Title Deed T42792/2008 (refer to Annexure D1: Title Deed and **Appendix 3:** Components Diagram)

"That the Transferors (Divisional Council, Paarl) retain the right of way over the property hereby transferred in respect of any road-way which is now or may in future be necessary to pass over the said land hereby transferred, and the widths of the said roadways shall be as follows:
- NATIONAL ROAD 150 feet; MAIN ROAD 100 feet; DIVISIONAL COUNCIL ROAD 60 feet; and PUBLIC ROAD 40 feet; and that all present roads which may be in existence over the said property must remain open for the use of the public."

Condition 3.2. Paarl Quitrent 02-20 /1898 (refer to Annexure D2: Paarl Quitrent and Appendix 3: Components Diagram) "That all Roads and Thoroughfares existing over the Land hereby granted, whether they are described in the Diagram, or not, shall remain free and uninterrupted."

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address:
https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: (Shahiem Dalvie (NM & Associates Planners and Designers) – *shahiem@visionplan.co.za*). By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within **30 days** from the date of this notice, 31 October 2024, to be received on or before the closing date of **02 December 2024.**

The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at (021 671 1138) during normal office hours. (from 09h00 to 17h00)

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

AANSOEK OM OPHEFFING VAN BEPERKENDE AKTE TITELVOORWAARDES TEN OPSIGTE VAN PLAAS 1674/4, AFDELING PAARL

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning verwys:

Adres van aansoek eiendom:
Boschendal Landgoed
Priel Hoof Weg
Groot Drakenstein
7690

Aansoek eiendom beskrywing:
Gedeelte 4 van Plaas 1674, Afdeling Paarl

Aansoeker:
Shahiem Dalvie
NM & Associates Planners and Designers
PO Box 44386, Claremont, 7735
shahiem@visionplan.co.za
021 671 1138

Eienaar:
Boschendal (Pty) Ltd. (Verteenwoordiger: William George)
E-pos: specialproject1@boschendal.co.za

Aansoek Verwysing: LU/17536 /TP 855/2024

Besonderhede van die grondgebruiksaansoek:
Aansoek om die Opheffing by Beperkende Voorwaardes by Titel ten opsigte van Plaas 1674/4, Paarl, ingevolge Artikel 15(2)(f) van die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning (2023)

Voorwaarde 3(i)(C) van Titelakte T42792/2008 (verwys na Bylae D1: Titelakte en **Bylaag 3:** Komponentiediagram)

"Dat die Transporteurs (Afdelingsraad, Paarl) die reg van weg oor die eiendom hierby oorgedra behou ten opsigte van enige pad wat nou of in die toekoms nodig mag wees om oor gemelde grond oorgedra word, en die breedtes van die genoemde paaie sal soos volg wees:
- NASIONALE PAD 150 voet; HOOFWEG 100 voet; AFDELINGSRAADWEG 60 voet, en OPENBARE PAD 40 voet; en dat alle huidige paaie wat oor die genoemde eiendom kan bestaan, oop moet bly vir die gebruik van die publiek."

Toestand 3.2. Paarl Quitrent 02-20 /1898 (verwys na Bylae D2: Paarl Quitrent en Aanhangsel 3: Komponentiediagram) "Dat alle paaie en deurpaaie wat hierby oor die Grond bestaan, toegestaan word, hetsy dit in die Diagram beskryf word, of nie, vry sal bly en ononderbroke."

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres:
https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements. Indien die webtuiste of tersaaklike dokumente nie toegangklik is nie, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terme van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: (Shahiem Dalvie (NM & Associates Planners and Designers) – *shahiem@visionplan.co.za*). Deur 'n beswaar, kommentaar of vertoë te rig, erken die persoon wat dit doen dat intigting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne **30 dae** vanaf die datum van hierdie kennisgewing gestuur word, 31 Oktober 2024, en moet ontvang word voor of op die laaste dag van die sluitings datum van **02 Desember 2024.**

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker gestaltel word vir bystand by die vermelde elektroniese pos adres of telefonies by (021 671 1138) gedurende normale kantoor ure (van 09h00 tot 17h00).

Guillaume Nel
environmental consultants

PUBLIC PARTICIPATION PROCESS
GNEC Reference No: 21005
DEA&DP REF: 16/3/3/6/7/1/B3/28/1215/24

THE PROPOSED LOW-COST HOUSING AND ASSOCIATED INFRASTRUCTURE DEVELOPMENT ON FARMS RE/1200, 1/1220, 1/1222, 4/941 AND ERF 115, SIMONDIUM.

Project Proposal: Guillaume Nel Environmental Consultants (GNEC) were appointed by ASLA on behalf of the Drakenstein Municipality to facilitate the Basic Assessment process in terms of the National Environmental Management Act, 1998 ("NEMA"), for the proposed low-cost housing and associated infrastructure development on Farms Re/1200, 1/1220, 1/222, 4/941 and Erf 115, Simondium. The proposed development will consist of three hundred and eighty-four (384) residential units inclusive of open spaces, utility zones, subdivisional areas, a municipal office, roads and a community hall. The extent of the proposed development site is approximately 23 hectares.

Location: The proposed site is located in the rural town of Simondium, 10km to the South of Paarl, off the R45 along Watergat Road.

Application for environmental authorization to undertake the following activity:

EIA activities: Listing Notice 1 (GN No. R. 983) Activity 9, 12, 19 and 28.

Opportunity to participate: Individuals interested and/or affected by the proposed project are invited to register and comment with Guillaume Nel Environmental Consultants as an Interested and Affected Party (I&AP). I&APs should refer to the GNEC reference **21005** number in all correspondence, and must provide details including: Name, contact details, preferred method of correspondence (e.g. e-mail address or fax number) and an indication of any direct business, financial, personal or other interest which they have in the application to the contact person indicated below from the **31st of October 2024** until the **2nd of December 2024.** A copy of the documents currently under review will be available on the GNEC website (www.gnec.co.za). **A hard copy or an electronic copy of the document can be made available on request.**

For more information contact: **Mr. Cahlan Williams**, Guillaume Nel Environmental Consultants, PO Box 2632, Paarl, 7620, (Tel): **021-870 1874** (Fax) **021-870 1873**, e-mail: cahlan@gnec.co.za.

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