

KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK IN DIE DRAKENSTEIN MUNISIPALITEIT

DRAKENSTEIN MUNISIPALITEIT AMPTELIKE KENNISGEWING: AANSOEK OM HERSONERING, RAADS TOESTEMMING EN DIE GOEDKEURING VAN 'N TERREINONTWIKKELINGSPLAN IN TERME VAN ARTIKEL 15(2) VAN DIE DRAKENSTEIN VERORDENING OP MUNISIPALE GRONDGEBRUIKBEPLANNING, 2018: ONGEREGISTREERDE ERF 1405, VAL DE VIE 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 ingedien is by die Drakenstein Munisipaliteit Grondgebruiksbeplanning Afdeling. 'n Volledige kopie van die aansoek is ter insae beskikbaar gedurende normale kantoor ure by die kantore van TV3 Argitekte en Stadsbeplanners te Dorpstraat 97, La Gratitude Kantoorblok, 1ste vloer, Stellenbosch en kan ook aangevra word deur 'n epos te stuur na wagener@tv3.co.za of deur die aansoeker telefonies te kontak. Alternatiewelik kan Cornelia van der Bank by Drakenstein Munisipaliteit gekontak word by 021 8074832 of e-pos cornelia.vanderbank@drakenstein.gov.za.

Eiendom : Ongeregistreerde Erf 1405 , Val de Vie, Paarl `n goedgekeurde konsolidasie van Erwe 1378 en 1379, Val de Vie, Paarl
Aansoeker : TV3 Argitekte en Stadsbeplanners (Edms) Bpk. (Kontak Nr: 021 861 3800)
Eienaar : Paarl Nursery Developments (Pty) Ltd
Ligging : R45 / Val de Vie Landgoed, Bergrivier Hek Toegang, Paarl-Suid
Totale Grootte: ±1.95ha
Sonerings : Veelvuldige Behuisingseenheid Sone

Voorstel - Aansoek word gedoen vir die volgende:

- 1) Hersonering vanaf Veelvuldige Behuisingseenheid Sone na Plaaslike Woonbuurt Besigheidsone ten einde `n Plaaslike Woonbuurt Besigheidsentrum van nagenoeg 2300m² in vloeroppervlakte omvang op te rig;
- 2) Die Raad se toestemming om `n Besigheidsgebou van groter as 2000m² in vloeroppervlakte omvang op te rig;
- 3) Die Raad se toestemming om `n Brandstof Kleinhandel Besigheid (±700m²) as deel van `n Plaaslike Woonbuurt Besigheidsentrum te bedryf; en
- 4) Aansoek om goedkeuring van `n Konsep Terreinontwikkelingsplan.

Gemotiveerde besware of kommentare kan skriftelik gerig word die Munisipale Bestuurder:

- Per pos: Drakenstein Munisipaliteit, Posbus 1, Paarl, 7622
- Per hand: Drakenstein Munisipale Kantore, Bergrivier Boulevard, Paarl
- Elektronies by wyse van e-pos aan customercare@drakenstein.gov.za.

Neem kennis dat die opskrif van die kennisgewing gebruik moet word as verwysing vir die indiening van besware en sodanige indiening moet ook voldoen aan Artikel 50 van die Drakenstein Verordening op Grondgebruikbeplanning, 2018 en moet die Munisipaliteit nie later nie as 30 dae van die datum van hierdie kennisgewing bereik nie.

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.

KENNISGEWING DATUM: 21 JULIE 2022

SLUITINGSDATUM VIR BESWARE: 22 AUGUSTUS 2022

**ADRES VAN DIE AANSOEKER: TV3 ARGITEKTE EN STADBEPLANNERS, LA GRATITUDE (1^{STE} VLOER)
DORPSTRAAT 97
STELLENBOSCH, 7600**

NOTICE OF LAND DEVELOPMENT APPLICATION IN THE DRAKENSTEIN MUNICIPALITY

DRAKENSTEIN MUNICIPALITY OFFICIAL NOTICE: APPLICATION FOR REZONING, COUNCILS CONSENT AND THE APPROVAL OF A SITE DEVELOPMENT PLAN IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BY-LAW ON MUNICIPAL LAND USE PLANNING, 2018: UNREGISTERED ERF 1405, VAL DE VIE, 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 submitted to the Drakenstein Municipality, Land Use Planning Section, and can be viewed during normal office hours at the offices of TV3 Architects and Townplanners situated at 97 Dorp Street, 1st Floor La Gratitude Office Block, Stellenbosch. A comprehensive copy of the application is available for viewing and can be requested by sending an email to wagener@tv3.co.za or by contacting the applicant telephonically. Alternatively, Cornelia van der Bank can be contacted at the Drakenstein Municipality on 021 8074832 or e-mail cornelia.vanderbank@drakenstein.gov.za.

Property : Unregistered Erf 1405, Val de Vie, Paarl an approved consolidation of Erven 1378 and 1379 Val de Vie, Paarl
Applicant : TV3 Architects and Townplanners (Pty)Ltd (Contact no: 021 861 3800)
Owner : Paarl Nursery Developments (Pty) Ltd
Locality : R45 / Val de Vie Estate Berg River Gate Entrance, Paarl-South
Total Extent : ±1.95ha
Zoning : Multi-Unit Housing Zone

Proposal - Application is made for the following:

- 1) Rezoning from Multi-Unit Housing Zone to Local Neighbourhood Business Zone in order to develop a Local Neighbourhood Business Centre of approximately 2300m² floor area in extent;
- 2) Councils Consent in order to erect a Business Building in excess of 2000m² floor area in extent;
- 3) Councils Consent in order to allow for a Fuel Retail enterprise (±700m²) as part of the proposed Local Neighbourhood Business Centre; and
- 4) Application for the approval of a Concept Site Development Plan.

Motivated objections or comments can be lodged in writing to the Municipal Manager:

- By ordinary mail: Drakenstein Municipality, P O Box 1, Paarl, 7622
- By hand: Drakenstein Municipal Offices, Berg River Boulevard, Paarl
- Electronically by e-mail to customercare@drakenstein.gov.za.

Note that the submission of objections must use the heading of this notice as reference as well as 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 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: 21 July 2022

CLOSING DATE FOR OBJECTIONS: 22 August 2022

**ADDRESS OF APPLICANT: TV3 ARCHITECTS AND TOWNPLANNERS , LA GRATITUDE (1ST FLOOR)
97 DORP STREET
STELLENBOSCH, 7600**