

## DRAKENSTEIN MUNISIPALITEIT

### AANSOEK OM HERSONERING EN ONDERVERDELING INGEVOLGE ARTIKEL 15(2) VAN DIE DRAKENSTEIN VERORDENING OP MUNISIPALE GRONDGEBRUIKBEPLANNING, 2018: ERF 35947 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 4770):

Eiendom : Erf 35947 Paarl  
Aansoeker : TV3 Argitekthe en Stadsbeplanners (Kontak nr: 021 861 3800)  
Eienaar : Le Parc Residential Estate (Edms) Bpk (Kontak nr: 021 861 3800)  
Ligging : Geleë aangrensend tot die N1 Nasionale Pad en suid van die Boland Park Sport Stadion  
Grootte : ±3.15ha  
Huidige Sonering: Landbousone

Voorstel : **Hersonering** van Erf 35947 Paarl vanaf "Landbousone" na "Onderverdelingsgebied" ten einde 'n verdere fase aan die bestaande Le Parc Residensiële Landgoed te ontwikkel; en

**Onderverdeling** van Erf 35947 Paarl in 28 gedeeltes, soos volg:

Gedeelte Nr	Sonering	Gebruik	Area m <sup>2</sup>
1 - 20	Konvensionele Behuising	Meenthuse	6355
21	Gemeenskapsgebruiksone	Landgoedgeriewe	4639
22	Nywerheidsone	Pakhuis	5987
23 - 26	Privaat Oopruimtesone	Oopruimtesone	9192
27 - 28	Vervoersone	Privaatpad	5360

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 [customer-care@drakenstein.gov.za](mailto:customer-care@drakenstein.gov.za), teen nie later nie as **30 dae** van die datum hiervan.

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.

**20 Februarie 2020**

**DR J H LEIBBRANDT**  
**STADSBESTUURDER**  
Paarl Post – 20/02/2020

## DRAKENSTEIN MUNICIPALITY

### APPLICATION FOR REZONING AND SUBDIVISION IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BY-LAW ON MUNICIPAL LAND USE PLANNING: ERF 35947 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, 4<sup>th</sup> Floor, c/o Berg River Boulevard and Breda Street, Paarl (Tel: 021 807 4770):

Property : Erf 35947 Paarl  
Applicant : TV3 Architects and Town Planners (Contact no: 021 861 3800)  
Owner : Le Parc Residential Estate (Pty) Ltd (Contact no: 021 861 3800)  
Locality : Located adjacent to the N1 National Road and south of the Boland Park Sport Stadium  
Extent : ±3.15ha  
Current Zoning: Agriculture Zone

Proposal : **Rezoning** of Erf 35947 Paarl from "Agriculture Zone" to "Subdivisional Area" in order to develop a further phase to the existing Le Parc Residential Estate; and

**Subdivision** of Erf 35947 Paarl into 28 portions as follows:

Portion No	Zoning	Land Use	Area m <sup>2</sup>
1 - 20	Conventional Housing Zone	Town Houses	6355
21	Community Use Zone	Estate Facility	4639
22	Industrial Zone	Warehouse	5987
23 - 26	Private Open Space	Open Space Zone	9192
27 - 28	Transport Zone	Private Road	5360

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](mailto:customercare@drakenstein.gov.za), by no later than **30 days** of the date hereof.

Persons who are unable to read or write, can submit their objections/comments verbally at the Municipal Offices, Nedbank Building, 4<sup>th</sup> 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.

**20 February 2020**

**DR J H LEIBBRANDT**  
**CITY MANAGER**  
Paarl Post – 20/02/2020

**DRAKENSTEIN MUNISIPALITEIT**  
**AMPTELIKE KENNISGEWING: AANSOEK VIR HERSONERING EN ONDERVERDELING, IN TERME**  
**VAN ARTIKEL 15(2) VAN DIE DRAKENSTEIN VERORDENING OP MUNISIPALE**  
**GRONDGEBRUIKBEPLANNING, 2018:**  
**ERF 35947 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 kantoor ure ter insae is by die Drakenstein Munisipaliteit, Grondgebruiksbeplanning Afdeling, Nedbankgebou, 4de Vloer, h/v Bergrivier Boulevard en Bredastraat, Paarl (kontak nr 021 807 4832):

Eiendom : Erf 35947 Paarl  
 Aansoeker : TV3 Argitekthe en Stadsbeplanners (Kontak nr:021 861 3800)  
 Eienaar : Le Parc Residential Estate Edms Bpk (Kontak nr: 021 861 3800)  
 Ligging : Geleë aangrensend tot die N1 Nasionale Pad en suid van die Boland Park Sport Stadion.  
 Totale Grootte : ± 3.15 ha  
 Huidige Sonering: Landbousone

**Hersonering** van Erf 35947 Paarl vanaf "Landbousone" na "Onderverdelingsgebied" ten einde 'n verdere fase aan die bestaande Le Parc Residensiële Landgoed te ontwikkel.

**Onderverdeling van Erf 35947, Paarl in 28 Gedeeltes, soos volg:**

Gedeelte nr	Sonering	Gebruik	Area m <sup>2</sup>
1-20	Konvensionele behuising	meenthuse	6355
21	Gemeenskapsgebruiksone	Landgoedgeriewe	4639
22	Nywerheidsone	Pakhuis	5987
23-26	Privaat oop ruimte	Oopruimtesone	9192
27-28	Vervoersone	Privaatpad	5360

Gemotiveerde besware of kommentare kan skriftelik ingehandig word by Drakenstein Munisipaliteit, Posbus 1, Paarl, 7622 of elektronies by [customercare@drakenstein.gov.za](mailto: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 kennisgewingsbrief.

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.

**Drakenstein Munisipaliteit**  
 Posbus 1  
 PAARL  
 7622

**DRAKENSTEIN MUNICIPALITY**  
**OFFICIAL NOTICE: APPLICATION FOR REZONING EN SUBDIVISION IN TERMS OF SECTION 15(2)**  
**OF THE DRAKENSTEIN BY-LAW ON MUNICIPAL**  
**LAND USE PLANNING 2018: ERF 35947 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 office of the Drakenstein Municipality, Land Use Planning Division, Nedbank Building, 4<sup>th</sup> floor, c/o Bergriver Boulevard and Breda Street, Paarl (contact no: 021 807 4832):

Property : Erf 35947 Paarl  
 Applicant : TV3 Architects and Town Planners (Contact no: 021 861 3800)  
 Owner : Le Parc Residential Estate Pty Ltd. (Contact no: 021 861 3800)  
 Locality : Located adjacent to the N1 National Road and south of the Boland Park Sport Stadium.  
 Total Extent : ± 3.15ha  
 Zoning : Agriculture Zone

**Rezoning** of Erf 35947 Paarl from “Agricultural Zone” to “Subdivisional Area” in order to develop a further phase to the existing Le Parc Residential Estate;

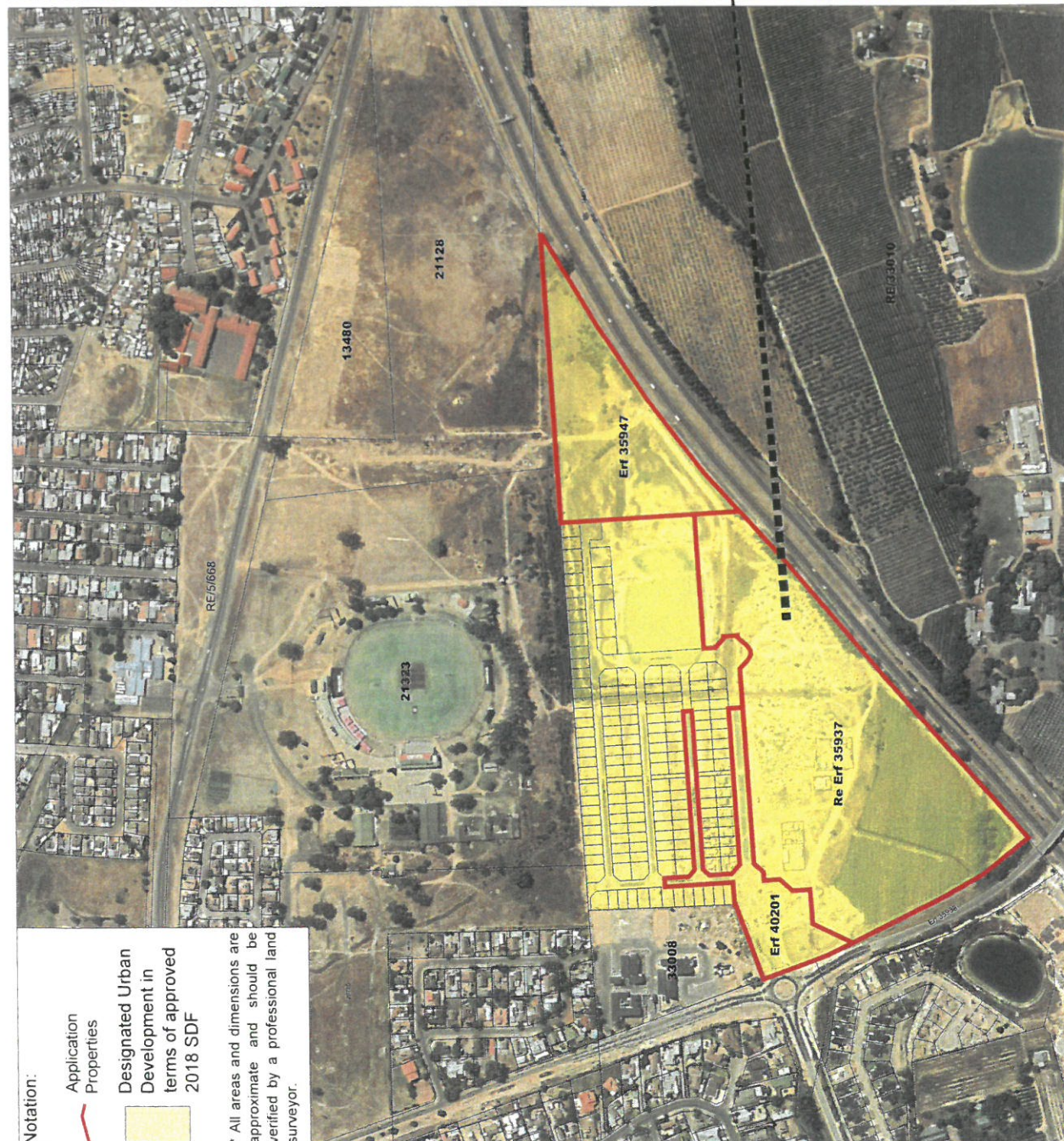
**Subdivision of Erf 35947, Paarl into 28 portions as follows:**

Portion nr	Zoning	Land Use	Area m <sup>2</sup>
1-20	Conventional Housing Zone	Townhouses	6355
21	Community Use Zone	Estate Facility	4639
22	Industrial Zone	Warehouse	5987
23-26	Private Open Space	Open Space Zone	9192
27-28	Transport Zone	Private Road	5360

Motivated objections or comments can be lodged in writing to Drakenstein Municipality, PO Box 1, Paarl, 7622 or electronically to [customercare@drakenstein.gov.za](mailto: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 the notification letter.

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.

**Drakenstein Municipality**  
 P O Box 1  
 PAARL  
 7622



Notation:

- Application Properties
- Designated Urban Development in terms of approved 2018 SDF

\* All areas and dimensions are approximate and should be verified by a professional land surveyor.



Drawn	Checked	Date	Scale
WH	MW	09/10/2019	NTS
Project no	Revision no		
P3423	1		
Drawing		Plan no	
Local Locality / 2018 Drakenstein		1	
SDF Abstract			

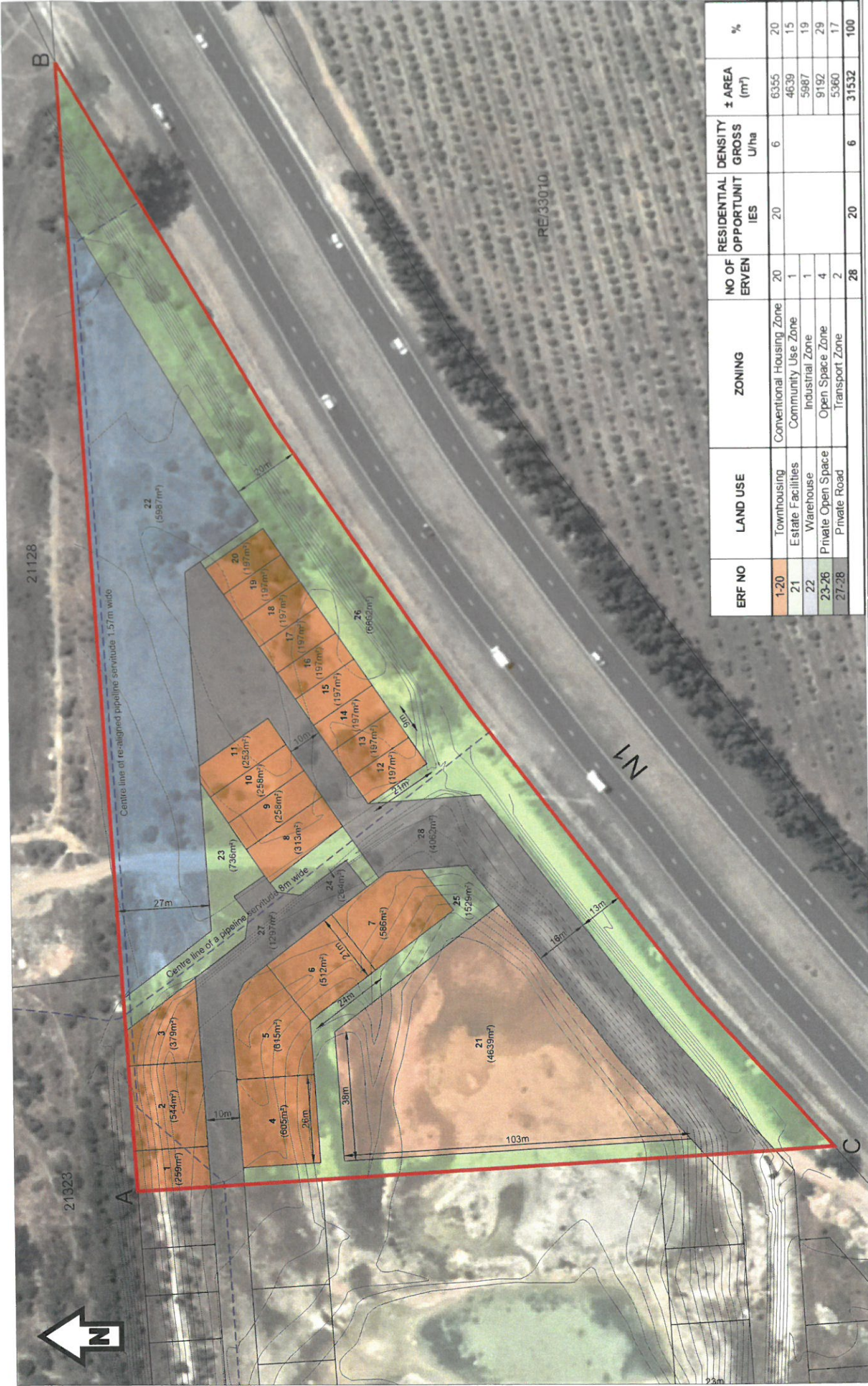
This drawing is the property of  
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 Planners (Pty) Ltd and  
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# Le Parc Residential Estate

## Erven 40201, Re 35937 & 35947

First Floor • La Gratitude Office Building  
 97 Domp Street • Stellenbosch, 7600  
 tel: (021) 861 3800  
 fax: (021) 882 8025  
 e-mail: stel@tv3.co.za  
 web: www.tv3.co.za





21128

B

21323

Centre line of re-aligned pipeline servitude 1.57m wide

Centre line of a pipeline servitude 9m wide

RE/33010

N1

Plan no. 2

Proposed Rezoning & Subdivision

Date: 09/10/2019  
Scale: 1:1000 (A3)

Project no.: 3189-P  
Drawn: WH  
Checked: MW

**Le Parc**  
Residential Estate  
Property Description: Erf 35947, Paarl

First Floor • La Gratitude Office Building  
87 Dorp Street • Stellenbosch 7600  
tel: (021) 861 9800  
fax: (021) 862 6025  
e: info@tv3.co.za  
web: www.tv3.co.za

**TV3**  
ARCHITECTS AND TOWN PLANNERS

ERF NO	LAND USE	ZONING	NO OF ERVEN	RESIDENTIAL OPPORTUNITIES	DENSITY GROSS U/ha	± AREA (m <sup>2</sup> )	%
1-20	Townhousing	Conventional Housing Zone	20	20	6	6355	20
21	Estate Facilities	Community Use Zone	1			4639	15
22	Warehouse	Industrial Zone	1			5987	19
23-26	Private Open Space	Open Space Zone	4			9192	29
27-28	Private Road	Transport Zone	2			5360	17
			<b>28</b>	<b>20</b>	<b>6</b>	<b>31532</b>	<b>100</b>

Notation:

Figure A to C represents Remainder Unregistered Erf 35947

Aerial Photography obtained on: Google Earth

All areas and dimensions are approximate and should be verified by a professional land surveyor  
This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved



ANNO-TATION	LAND USE	ZONING	NO OF ERVEN	RESIDENTIAL OPPORTUNITIES	DENSITY GROSS Uba	± AREA (m <sup>2</sup> )	%	
<b>Phase I</b>								
	Townhousing	Conventional Housing Zone	164	164	18	45618	51	
	Private Open Space	Open Space Zone	7			16775	19	
	Creche	Community Use Zone	1			1766	2	
	Estate Sales Office	Neighbourhood Business	1			473	1	
	Private Road							
	Including the following: <ul style="list-style-type: none"> <li>* Access Control</li> <li>* Security Kiosk/ Services</li> <li>* Truck/refuse entrance and waste collection</li> <li>* Retention Pond</li> <li>* Parking</li> </ul>							
		Transport Zone	12			25195	28	
			185	164	18	69828	100	
<b>Phase II</b>								
ANNO-TATION	LAND USE	ZONING	NO OF ERVEN	RESIDENTIAL OPPORTUNITIES	DENSITY GROSS Uba	± AREA (m <sup>2</sup> )	%	
	Townhousing	Conventional Housing Zone	121	121	26	31448	67	
	Private Open Space	Open Space Zone	3			4821	10	
	Private Road	Transport Zone	2			10448	22	
			126	121	26	46717	100	
<b>Phase III</b>								
ANNO-TATION	LAND USE	ZONING	NO OF ERVEN	RESIDENTIAL OPPORTUNITIES	DENSITY GROSS Uba	± AREA (m <sup>2</sup> )	%	
	Townhousing	Conventional Housing Zone	20	20	6	6355	20	
	Estate Facilities, Estate Maintenance/ Manager Office	Community Use Zone	1			4639	15	
	Warehouse	Industrial Zone	1			5887	19	
	Private Open Space	Open Space Zone	4			9192	29	
	Private Road	Transport Zone	2			5960	17	
			28	20	6	31532	100	
<b>Phase IV</b>								
ANNO-TATION	LAND USE	ZONING	NO OF ERVEN	RESIDENTIAL OPPORTUNITIES	DENSITY GROSS Uba	± AREA (m <sup>2</sup> )	%	
	Flats	Multi Unit Housing Zone	1	212	49	42978	100	
	Total		1	212	49	42978	100	
<b>Combined Total (Phase I-IV)</b>				340	517	24	210855	100

**Le Parc Residential Estate Phases II - IV**

First Floor • Le Gratitude Office Building  
 97 Dorp Street • Stellenbosch 7600  
 Tel: (021) 882 8020  
 e-mail: ste@tv3.co.za  
 web: www.tv3.co.za

**TV3 ARCHITECTS AND TOWN PLANNERS**

Plan no: **3**

Date: 16/09/2019 Scale: 1:2500 (A3)

Project no: 3189-P Drawn: WH Checked: MW

Drawing: **Combined Master Subdivision**

Notation: Aerial Photography obtained on Google Earth

\* All areas and dimensions are approximate and should be verified by a professional land surveyor  
 \* This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved

Trees:



Shrubs:



Shrubs & Groundcovers:



LEPARC  
RESIDENTIAL ESTATE  
— PHASE 1 —

- 1. EXISTING TREE
- 2. NEW TREE
- 3. EXISTING SHRUB
- 4. NEW SHRUB
- 5. EXISTING GROUND COVER
- 6. NEW GROUND COVER
- 7. EXISTING PAVEMENT
- 8. NEW PAVEMENT
- 9. EXISTING DRIVEWAY
- 10. NEW DRIVEWAY
- 11. EXISTING ROAD
- 12. NEW ROAD
- 13. EXISTING SIDEWALK
- 14. NEW SIDEWALK
- 15. EXISTING FENCE
- 16. NEW FENCE
- 17. EXISTING WALL
- 18. NEW WALL
- 19. EXISTING CURB
- 20. NEW CURB



**KEY LEGEND**

1. EXISTING TREE	11. EXISTING SIDEWALK
2. NEW TREE	12. NEW SIDEWALK
3. EXISTING SHRUB	13. EXISTING FENCE
4. NEW SHRUB	14. NEW FENCE
5. EXISTING GROUND COVER	15. EXISTING WALL
6. NEW GROUND COVER	16. NEW WALL
7. EXISTING PAVEMENT	17. EXISTING CURB
8. NEW PAVEMENT	18. NEW CURB
9. EXISTING DRIVEWAY	19. EXISTING ROAD
10. NEW DRIVEWAY	20. NEW ROAD

**Landscape Architects**  
**Uys & White**

**PJN HOLDINGS**  
**LE PARC**  
**RESIDENTIAL ESTATE**  
LANDSCAPE SITE  
DEVELOPMENT PLAN

**BOL3086\_100a** 07