

## DRAKENSTEIN MUNISIPALITEIT

### AANSOEK OM ONDERVERDELING INGEVOLGE ARTIKEL 15(2) VAN DIE DRAKENSTEIN VERORDENING OP MUNISIPALE GRONDGEBRUIKBEPLANNING, 2018: ONGEREGISTREERDE ERF 40201 PAARL

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Kennis geskied hiermee ingevolge Artikel 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 4832):

- Eiendom : Ongeregistreerde Erf 40201 Paarl  
Aansoeker : TV3 Argitekte 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 : ±1.49ha  
Sonering : Onderverdelingsgebiedsone
- Voorstel : **Onderverdeling** van Ongeregistreerde Erf 40201 Paarl in drie gedeeltes, naamlik:
- Gedeelte A (±1755m<sup>2</sup>) – Landgoed Crèche;
  - Gedeelte B (±488m<sup>2</sup>) – Landgoed Verkoopkantoor; en
  - Restant (±12744m<sup>2</sup>) – Privaat Pad.

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 [customercare@drakenstein.gov.za](mailto:customercare@drakenstein.gov.za), teen nie later nie as **30 dae** van die datum van registrasie van skrywe.

Indien 'n persoon nie kan lees of skryf nie, kan so 'n persoon sy beswaar/kommentaar mondelings by die Munisipale Kantore, Grondgebruikbeplanning en Opmetings Afdeling, Nedbankgebou, 4de Vloer, h/v Bergrivier en Bredastraat, Paarl, aflê, waar 'n personeellid sal help om sy kommentaar/vertoë op skrif te stel.

**DR J H LEIBBRANDT**  
**STADSBESTUURDER**

**DRAKENSTEIN MUNICIPALITY**

**APPLICATION FOR SUBDIVISION IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN  
BY-LAW ON MUNICIPAL LAND USE PLANNING, 2018:  
UNREGISTERED ERF 40201 PAARL**

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Notice is hereby given in terms of Section 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 4832):

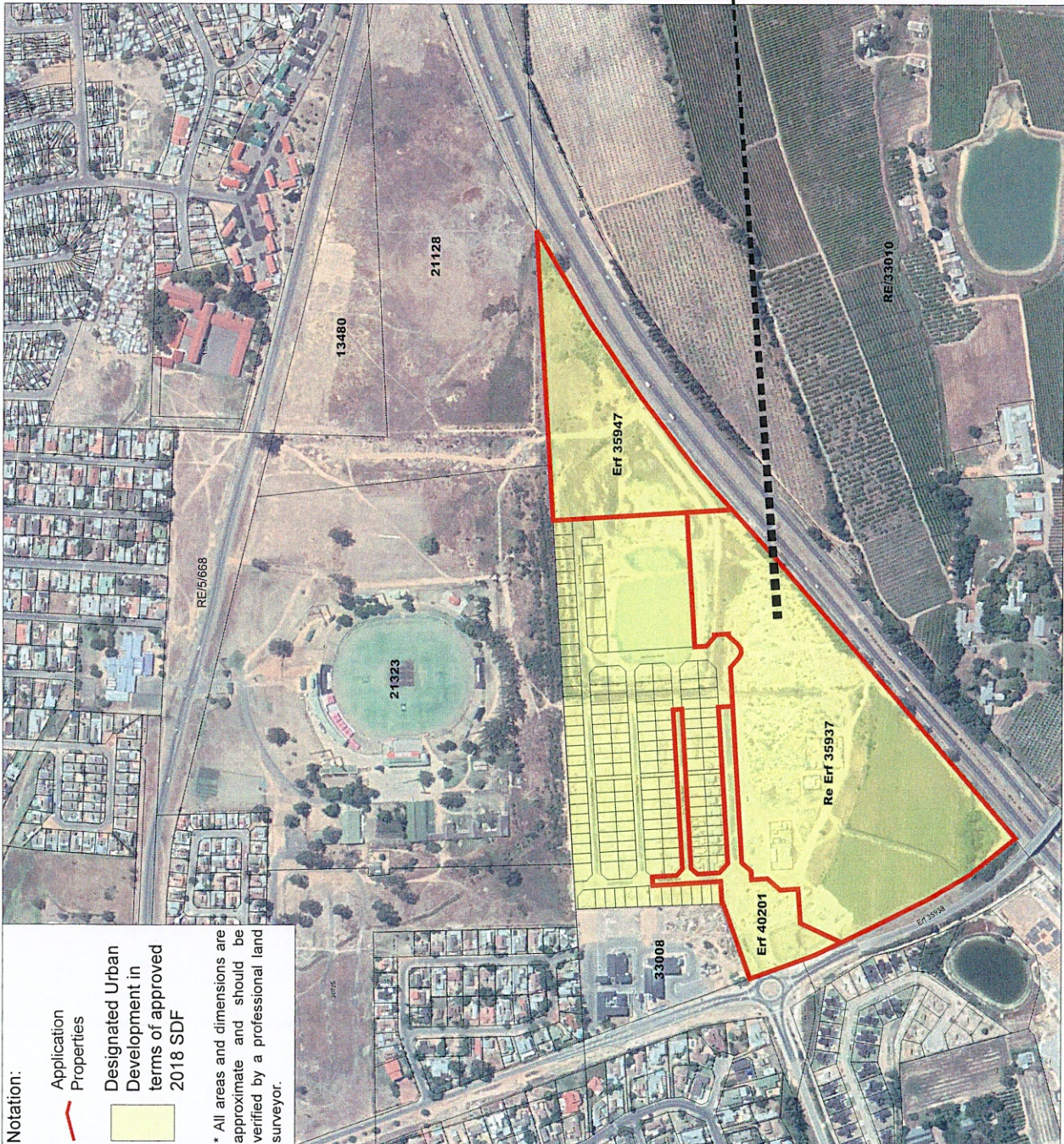
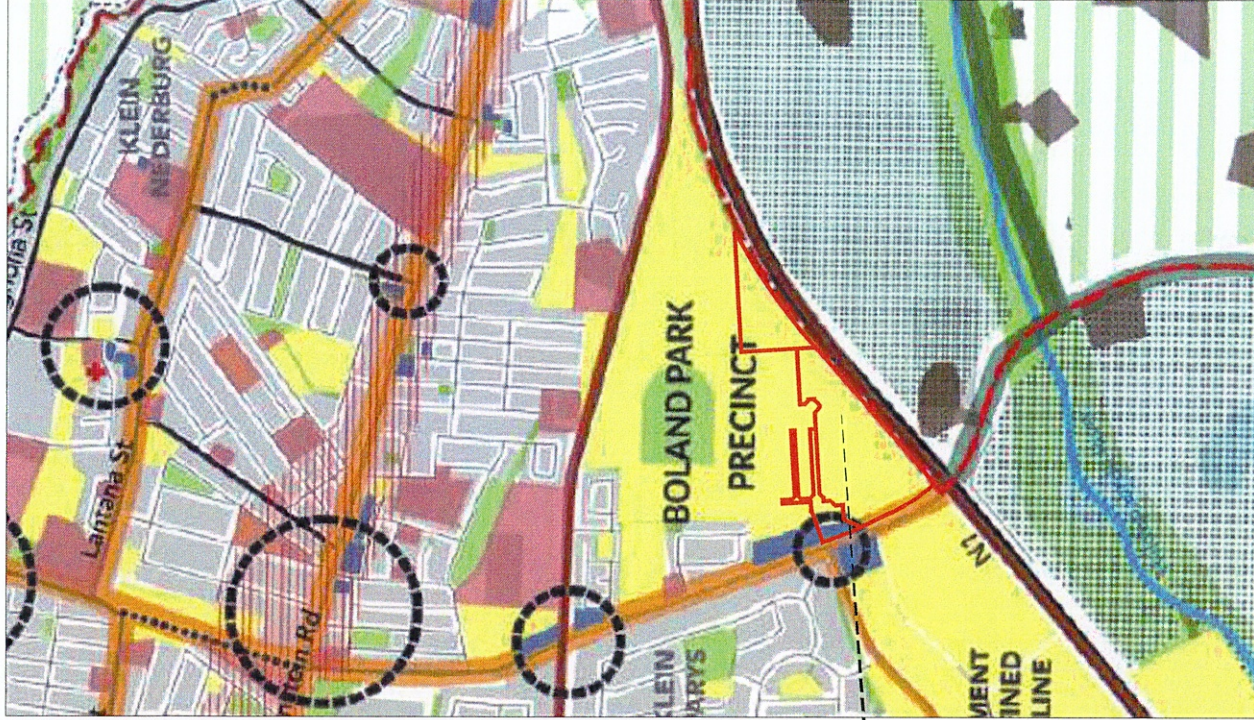
Property	:	Unregistered Erf 40201 Paarl
Applicant	:	TV3 Architects and Town Planners (Contact no: 021 861 3800)
Owner	:	Le Parc Residential Estate (Pty) Ltd (Contact no: 021 861 3800)
Locality	:	Located adjacent to the N1 National Road and south of the Boland Park Sport Stadium
Extent	:	±1.49ha
Zoning	:	Subdivisional Area Zone
Proposal	:	<b><u>Subdivision</u></b> of Unregistered Erf 40201 Paarl into three portions, namely: <ul style="list-style-type: none"><li>- Portion A (±1755m<sup>2</sup>) – Estate Crèche;</li><li>- Portion B (±488m<sup>2</sup>) – Estate Sales Office; and</li><li>- Remainder (±12744m<sup>2</sup>) – Private Road.</li></ul>

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** from the date of registration of letter.

Persons who are unable to read or write, can submit their objections/comments verbally 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, where they will be assisted by a staff member, to put their comment in writing.

**DR J H LEIBBRANDT**  
**CITY MANAGER**





**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 SDF Abstract			1



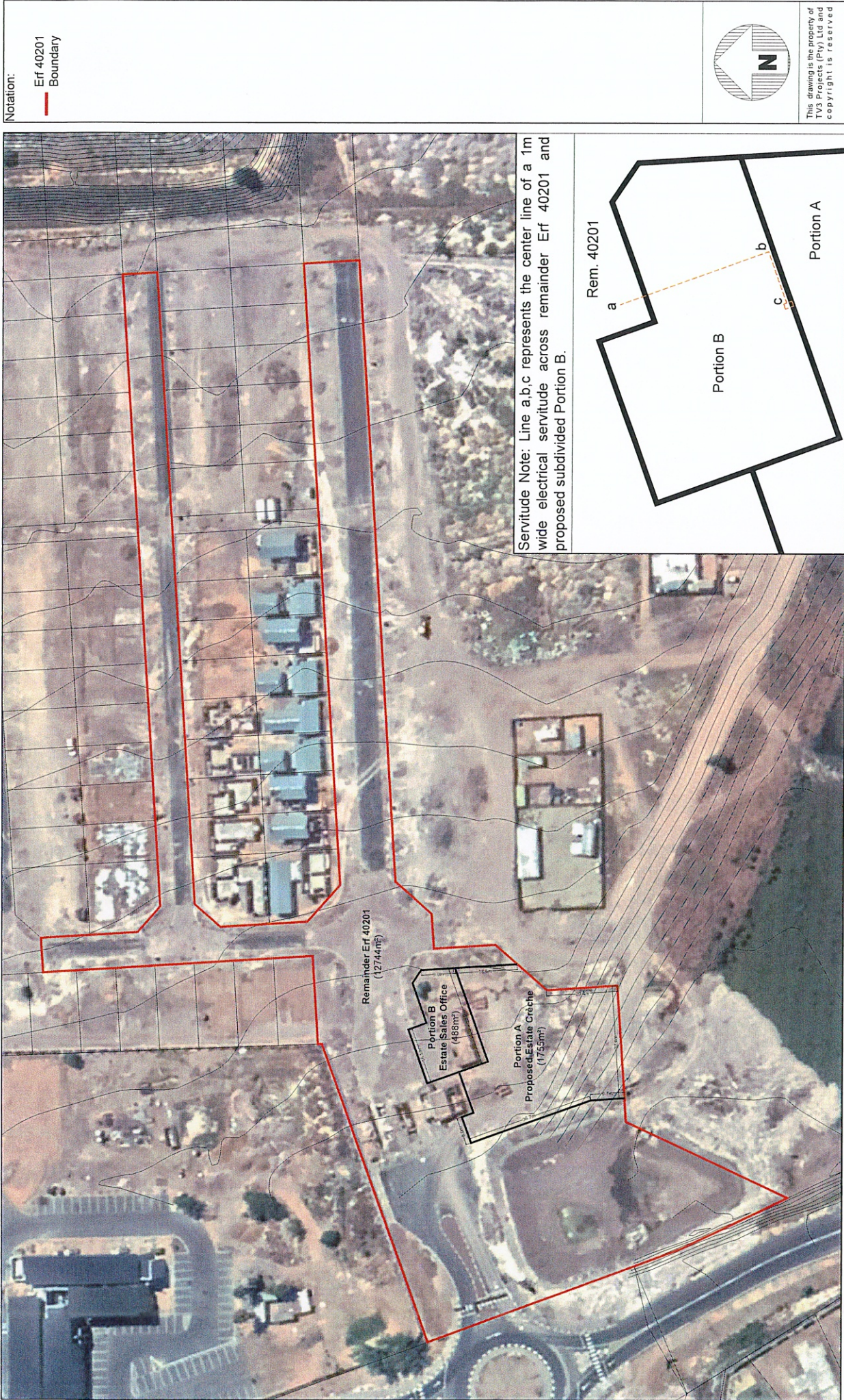
This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved

**Le Parc Residential Estate**  
**Erven 40201, Re 35937 & 35947**

First Floor • La Gratitude Office Building  
 97 Dorp Street • Stellenbosch 7600  
 tel (021) 861 3800  
 fax (021) 862 8025  
 e-mail: stel@tv3.co.za  
 web: www.tv3.co.za

**TV3**  
**ARCHITECTS AND TOWN PLANNERS**





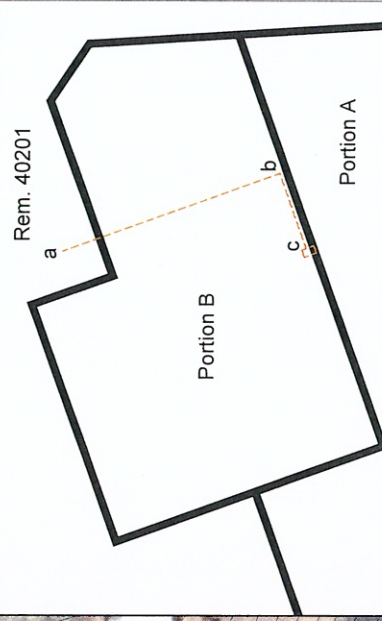
Notation:

- Erf 40201
- Boundary



This drawing is the property of TV3 Projects (Pty) Ltd and copyright is reserved

Servitude Note: Line a,b,c represents the center line of a 1m wide electrical servitude across remainder Erf 40201 and proposed subdivided Portion B.



Drawn:	Checked:	Date:	Scale:
WH	MW	09/10/2019	1:2 000 (A3)
Project no.:	3423-P	Revision no.:	1
Drawing:	Proposed Subdivision		Plan Nr. 2

# Proposed Subdivision of Erf 40201, Paarl

**TV3**  
**ARCHITECTS AND TOWN PLANNERS**

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



Trees:



# LE PARC RESIDENTIAL ESTATE — parq —

- ① 10' BUFFER ZONE
- ② 10' BUFFER ZONE
- ③ 10' BUFFER ZONE
- ④ 10' BUFFER ZONE
- ⑤ 10' BUFFER ZONE
- ⑥ 10' BUFFER ZONE
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Shrubs:



Shrubs & Groundcovers:



Landscape		Plant	
Code	Description	Plant Name	Quantity
101	10' BUFFER ZONE		
102	10' BUFFER ZONE		
103	10' BUFFER ZONE		
104	10' BUFFER ZONE		
105	10' BUFFER ZONE		
106	10' BUFFER ZONE		
107	10' BUFFER ZONE		
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126	10' BUFFER ZONE		
127	10' BUFFER ZONE		
128	10' BUFFER ZONE		
129	10' BUFFER ZONE		
130	10' BUFFER ZONE		

**Landscaping**

**LANDSCAPE ARCHITECTS**  
**Uys & White** (pty) Ltd  
10001 10th Avenue, Suite 100, Midrand, 2008  
Tel: +27 (0)11 792 1000 | Fax: +27 (0)11 792 1001  
www.uysandwhite.co.za

**PROJECT:** LE PARC RESIDENTIAL ESTATE  
**LANDSCAPE SITE DEVELOPMENT PLAN**

**DESCRIPTION:**

**DATE:** 30 11 2017  
**SCALE:** 1:1000  
**PROJECT NO:** BOL3086\_100a  
**REVISION:** 07

**TWEEK 1 - EXHIBITION** **CONTINUATION**