

NOTICE OF LAND DEVELOPMENT APPLICATION IN THE DRAKENSTEIN MUNICIPALITY
APPLICATION NO. 2234793

**DRAKENSTEIN MUNICIPALITY OFFICIAL NOTICE: APPLICATION FOR AMENDMENT OF THE REZONING AND
SUBDIVISION CONDITIONS OF APPROVAL FOR THE PAARL VALLEIJ NORTH STYLE ESTATE AND SUBSEQUENT
SUBDIVISION IN RESPECT OF REMAINDER UNREGISTERED ERF 42378, PAARL NORTH IN TERMS OF SECTION 15(2) OF
THE DRAKENSTEIN BY-LAW ON MUNICIPAL LAND USE PLANNING, 2018**

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's 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:

Property	:	Remainder Unregistered Erf 42378, Paarl Valleij Life Style Estate, Paarl
Applicant	:	TV3 Architects and Townplanners (Pty)Ltd (Contact no: 021 861 3800)
Owner	:	Watchman Properties (Pty) Ltd / K2015393635 (South Africa) (Pty) Ltd
Locality	:	Access from Skool Street, Paarl
Total Extent	:	±3,08ha
Zoning	:	Multi-Unit Housing Zone

Purpose of the Application

The purpose of this application is to amend the existing applicable conditions of approval so as to allow for the subdivision and development of 40 Conventional Housing Zone erven on **Remainder Erf 42378**, as opposed to the development of the approved 320 three storey apartments, resulting in 280 less residential units being developed.

Accordingly, application is made for the following conditions of approval to be amended:

- a) Condition of approval 1.3 to be amended to refer to a gross density of 18,2 units per hectare instead of 35 units per hectare.
- b) Condition of approval 1.5 to be amended to refer to the subdivision of Erf 1 into 368 Conventional Housing erven to allow for a development with a gross density of 18,2 units per hectare.
- c) The development schedule table linked to condition 1.5 is to be amended so as to omit reference to Erf 329 and in turn included reference to erven 1 – 368 as Conventional Housing erven; and
- d) Condition of approval 1.10 to be amended so as to refer to the updated Erf 1 Subdivision Plan attached hereto.

Motivated objections or comments can be lodged in writing to Drakenstein Municipality, PO Box 1, Paarl, 7622 or electronically to 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 this official 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: 5 October 2023

CLOSING DATE: 6 November 2023

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

KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK IN DIE DRAKENSTEIN MUNISIPALITEIT:
AANSOEK NO. 2234793

DRAKENSTEIN MUNISIPALITEIT AMPTELIKE KENNISGEWING: AANSOEK OM WYSIGING VAN DIE HERSONERING EN ONDERVERDELINGS GOEDKEURINGSVOORWAARDES VIR DIE PAARL VALLEIJ LEEFSTYL LANDGOED ASOOK GEVOLGLIKE ONDERVERDELING TOV RESTANT ONGEREGISTREERDE ERF 42378, PAARL-NOORD IN TERME VAN ARTIKEL 15(2) VAN DIE DRAKENSTEIN VERORDENING OP MUNISIPALE GRONDGEBRUIKBEPLANNING, 2018:

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 se 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:

Eiendom : Restant Ongeregistreerde Erf 42378, Paarl Valleij Leefstyl Landgoed, Paarl
Aansoeker : TV3 Argitekte en Stadsbeplanners (Edms.) Bpk. (Kontak Nr: 021 861 3800)
Eienaar : Watchman Properties (Edms.) Bpk. / K2015393635 (South Africa) (Edms.) Bpk.
Ligging : Toegang vanaf Skoolstraat, Paarl
Totale Grootte : ±3,08ha
Sonering : Veelvuldige Eenheid Behuisingsone

Doel van die aansoek

Die doel van die aansoek is om die bestaande goedkeuringsvoorwaardes te wysiging ten einde toe te laat vir die onderverdeling en ontwikkeling van 40 Konvensionele Behuisingsone erwe op **Restant Erf 42378** in stede van die ontwikkeling van die tans goedgekeurde 320 drie verdieping woonstel eenhede, met gevolglik 280 minder residensiële wat ontwikkel word.

Gevolgliek word aansoek gedoen vir wysiging van die volgende goedkeuringsvoorwaardes:

- a) Goedkeuringsvoorwaardes 1.3 word gewysig om te verwys na 'n bruto digtheid van 18,2 eenhede per hektaar in stede van 35 eenhede per hektaar.
- b) Goedkeuringsvoorwaarde 1.5 word gewysig om te verwys na die onderverdeling van Erf 1 in 368 Konvensionele Behuisingsone ten einde toe te laat vir ontwikkeling met 'n bruto digtheid van 18,2 eenhede per hektaar.
- c) Die ontwikkelingskredule tabel wat verwys na voorwaarde 1.5 word gewysig om die verwysing na Erf 329 weg te laat en in stede 'n verwysing na erwe 1 – 368 as Konvensionele Behuisingsone in te sluit; en
- d) Goedkeuringsvoorwaarde 1.10 word gewysig ten einde te verwys na die opgedateerde Erf 1 Onderverdelingsplan soos hierby aangeheg.

Gemotiveerde besware of kommentare kan skriftelik gerig word aan by Drakenstein Munisipaliteit, Posbus 1, Paarl, 7622 of elektronies by customercare@drakenstein.gov.za. Neem kennis dat inhandiging 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 amptelike kennisgewing 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: 5 Oktober 2023

SLUITINGSDATUM VIR BESWARE: 6 November 2023

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