

## DRAKENSTEIN MUNISIPALITEIT

### **AMPTELIKE KENNISGEWING: AANSOEK VIR ONDERVERDELING EN KONSOLIDASIE EN HER-ONDERVERDELING IN TERME VAN ARTIKEL 15(1) VAN DIE DRAKENSTEIN VERORDENING OP MUNISIPALE GRONDGEBRUIKBEPLANNING, 2018: ERF 87 EN RESTANT ERF 497 PEARL VALLEY GOLF LANDGOED, 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 se Grondgebruiksbeplanning Afdeling. 'n Volledige kopie van die aansoek is beskikbaar gedurende normale kantoor ure ter insae by die kantore van TV3 Argitekte en Stadsbeplanners te Dorpstraat 97, La Gratitudo Kantoorblok, 1ste vloer, Stellenbosch en kan ook aangevra word deur 'n epos te stuur na [anton@tv3.co.za](mailto:anton@tv3.co.za) of deur die aansoeker telefonies te kontak:

Eiendom : Restant Erf 493 en Erf 87, Pearl Valley Golf Landgoed, Paarl  
Aansoeker : TV3 Projects (Pty)Ltd (Kontak nr: 021 861 3800)  
Eienaar : Pearl Valley Investments (Pty)Ltd (Kontak nr: 021- 863 6106)  
Ligging : Restant Erf 493 en Erf 87, Pearl Valley Golf Landgoed, Paarl (Suider-Paarl). Die aansoek eiendomme verteenwoordig ekstensiewe erwe binne die bestaande Pearl Valley Golf Landgoed, welke erwe 'n verskeidenheid van gebruike akkommodeer, onder andere die Pearl Valley Golf Klubhuis, golfbaan skoonvelde, instandhoudings fasiliteite, parkering asook algemene oop ruimtes en ontspanningsareas.

Totale Grootte : Restant Erf 493 (±81,4491ha); en Erf 87 (±5,0441ha)

Voorstel : Die voorgestelde onderverdeling het ten doel die rasionalisering van Erwe 87 en Restant 493 ten einde te verseker dat die eiendomme slegs toepaslike gemeenskaplike eiendom verteenwoordig met die oog daarop om dit na die Pearl Valley Huiseienaarsvereniging te kan oordra.

- a) Die onderverdeling van Erf 87, Pearl Valley Golf Landgoed in drie gedeeltes:
  - i. Gedeelte A met 'n grootte van ±5145m<sup>2</sup>;
  - ii. Gedeelte B met 'n grootte van ±166m<sup>2</sup>; en
  - iii. Die Restant van Erf 87 met 'n grootte van ±4.51ha.
- b) Die onderverdeling van Restant Erf 493, Pearl Valley Golf Landgoed in twee gedeeltes:
  - i. Gedeelte C met 'n grootte van ±2.82ha; en
  - ii. Die Restant van Erf 493 met 'n grootte van ±78.64ha.
- c) Die konsolidasie van die onderverdeelde gedeeltes A, B, C in een gedeelte met 'n omvang van ±3.35ha.
- d) Die her-onderverdeling van die gekonsolideerde gedeelte in vier gedeeltes:
  - i. Gedeelte D met 'n grootte van ±3567m<sup>2</sup>;
  - ii. Gedeelte E met 'n grootte van ±5953m<sup>2</sup>;
  - iii. Gedeelte F met 'n grootte van ±3955m<sup>2</sup>; en
  - iv. Gedeelte G met 'n grootte van ±2.01ha.
- e) Die registrasie van serwituut-reg-van-weë oor die onderverdeelde gedeeltes E en G vir toegang doeleindes.

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.

**SLUITINGSDATUM VIR BESWARE** : **25 Maart 2021**  
**ADRES VAN AANSOEKER** : **TV3 PROJECTS, La Gratitudo (1ste Vloer)**  
**Dorpstraat 97**  
**Stellenbosch, 7600**  
**KENNISGEWINGS DATUM** : **22 Februarie 2021**

## DRAKENSTEIN MUNICIPALITY

### **OFFICIAL NOTICE: APPLICATION FOR SUBDIVISION AND CONSOLIDATION AND RE-SUBDIVISION IN TERMS OF SECTION 15(1) OF THE DRAKENSTEIN BY-LAW ON MUNICIPAL LAND USE PLANNING, 2018: ERF 87 AND REMAINDER ERF 493, PEARL VALLEY, PAARL**

Notice is hereby given in terms 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, 1<sup>st</sup> 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 **anton@tv3.co.za** or by contacting the applicant telephonically:

Property : Remainder Erf 493 and Erf 87, Pearl Valley Golf Estate  
Applicant : TV3 Projects (Pty)Ltd (Contact no: 021 861 3800)  
Owner : Pearl Valley Investments (Pty)Ltd (Contact no. 021 – 863 6106)  
Locality : Remainder Erf 493 and Erf 87, Pearl Valley Golf Estate, Paarl (Southern Paarl). The application properties represent extensive erven within the existing Pearl Valley Golf Estate which erven accommodate a range of existing land uses amongst others the Pearl Valley Golf Club House, golf course fairways, maintenance facilities, parking as well as general open space and recreational areas.

Total Extent : Remainder Erf 493 (±81.4491ha) and Erf 87 (±5.0441ha)  
Proposal : The subdivision in question will allow for the rationalisation of Rem Erf 493 and 87 so as to ultimately only represent relevant portions of deemed common property to be transferred to the Pearl Valley Home Owners Association (HOA).

- a) The subdivision of Erf 87, Pearl Valley Golf Estate into three portions;
  - i. Portion A measuring ±5145m<sup>2</sup>;
  - ii. Portion B measuring ±166m<sup>2</sup>; and
  - iii. The Remainder of Erf 87 measuring ±4.51 ha.
- b) The subdivision of Remainder Erf 493, Pearl Valley Golf Estate into two portions:
  - i. Portion C measuring ±2.82ha; and
  - ii. The Remainder of Erf 493 measuring ±78.64
- c) The consolidation of the subdivided portions A, B and C into a single consolidated land portion measuring ±3.35ha.
- d) The re-subdivision of the consolidated land portion into four portions:
  - i. Portion D measuring ±3567m<sup>2</sup>;
  - ii. Portion E measuring ±5953m<sup>2</sup>;
  - iii. Portion F measuring ±3955m<sup>2</sup>; and
  - iv. Portion G measuring ±2.01ha.
- e) The registration of right-of way- servitudes over the subdivided portions E and G for access purposes.

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.

**CLOSING DATE FOR OBJECTIONS** : **25 March 2021**  
**ADDRESS OF APPLICANT** : **TV3 PROJECTS, LA GRATITUDE OFFICE (1<sup>ST</sup> FLOOR)**  
**97 DORPSTREET**  
**STELLENBOSCH, 7600**  
**DATE OF NOTIFICATION** : **22 February 2020**