

## **KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK IN DIE DRAKENSTEIN MUNISIPALITEIT**

### **DRAKENSTEIN MUNISIPALITEIT AMPTELIKE KENNISGEWING: AANSOEK VIR VERGUNNINGS GEBRUIKE IN TERME VAN ARTIKEL 15(2) VAN DIE DRAKENSTEIN VERORDENING OP MUNISIPALE GRONDGEBRUIKBEPLANNING, 2018: PLAAS 1731, 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 Gratitudo Kantoorblok, 1ste vloer, Stellenbosch en kan ook aangevra word deur 'n epos te stuur na [wagener@tv3.co.za](mailto:wagener@tv3.co.za) of deur die aansoeker telefonies te kontak:

Eiendom : Plaas 1731, Paarl  
Aansoeker : TV3 Argitekte en Stadsbeplanners (Edms) Bpk. (Kontak Nr: 021 861 3800)  
Eienaar : Rowmoor Investments 950 (Pty) Ltd  
Ligging : Sonstraat Pad, Paarl  
Totale Grootte : 42,73ha  
Sonering : Landbou Sone

#### **Voorstel:**

- Aansoek word gedoen i.t.v. Afdeling 15.2 van die Drakenstein Munisipaliteit se Beplanning Bywet, 2018 op Plaas No. 1731, Afdeling Paarl vir 'n vergunning vir die volgende grondgebruike bykomend tot die bestaande gevestigde besoekersfasiliteite:
  - die vestiging van 'n bykomende nuwe besoekersfasiliteit (funksielokaal en konferensiefasiliteit)  $\pm 1200\text{m}^2$  (met 'n kapasiteit om  $\pm 250$  gaste te huisves),
  - nuwe besoekersakkommodasie ( $\pm 80$  eenhede vir  $\pm 180$  besoekers), en
  - installasie vir hernubare energieopwekking ( $\pm 1.5\text{ha}$ ) vir sonkragopwekking op 'n kommersiële basis, uitgesluit infrastruktuur om aan die elektriese netwerk te koppel,
- Aansoek word by die Beheerowerheid gedoen vir die goedkeuring van die voorgestelde besoekersfasiliteit, besoekersakkommodasie en hernubare energieopwekkingstrukture op Plaas No. 1731, Afdeling Paarl i.t.v. die Wet op Adverteer langs en Toebou van Paaie Wet 21 van 1940.

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 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 plasing 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<sup>STE</sup> VLOER)  
DORPSTRAAT 97  
STELLENBOSCH, 7600**

## **NOTICE OF LAND DEVELOPMENT APPLICATION IN THE DRAKENSTEIN MUNICIPALITY**

### **DRAKENSTEIN MUNICIPALITY OFFICIAL NOTICE: APPLICATION FOR CONSENT USES IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BY-LAW ON MUNICIPAL LAND USE PLANNING, 2018: FARM 1731, PAARL**

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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, 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 [\*\*wagener@tv3.co.za\*\*](mailto:wagener@tv3.co.za) or by contacting the applicant telephonically:

Property : Farm 1731, Paarl  
Applicant : TV3 Architects and Townplanners (Pty)Ltd (Contact no: 021 861 3800)  
Owner : Rowmoor Investments 950 (Pty) Ltd  
Locality : Sonstraal Road, Paarl  
Total Extent : 42,73ha  
Zoning : Agricultural Zone

#### **Proposal:**

- Application is made i.t.o. Section 15.2 of the Drakenstein Municipality Planning By-Law, 2018 on Farm No. 1731, Division Paarl for a consent use for the following land uses in addition to the existing established visitors' facilities:
  - the establishment of an additional new visitors' facility (function venue and conference facility) ±1200m<sup>2</sup> (with a capacity to host ±250 guests),
  - new visitors' accommodation units (±80 units for ±180 visitors), and
  - renewable energy generation installation (±1.5ha) for solar energy generation on a commercial basis excluding infrastructure to connect to the electrical grid,
- Application is made to the Controlling Authority for the approval of the proposed visitors' facility, visitors' accommodation, and renewable energy generation structures on Farm No. 1731, Division Paarl i.t.o. the Advertising on Roads and Ribbon Development Act 21 of 1940.

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 official publication of this notice.

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 FOR OBJECTIONS: 6 NOVEMBER 2023**

**ADDRESS OF APPLICANT: TV3 ARCHITECTS AND TOWNPLANNERS, LA GRATITUDE (1<sup>ST</sup> FLOOR)  
97 DORP STREET**