

DRAKENSTEIN MUNISIPALITEIT
AMPTELIKE KENNISGEWING:

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

Erwe 154, 155, 156, 157, 80, 103, 105, 81, 123, 139, 158,159, 7167, 14747, 24, 152, 15219 EN 8709 PAARL

Kennis geskied hiermee ingevolge Artikels 45(1) en 46(1) van die Drakenstein Verordening op Grondgebruikbeplanning 2018 dat 'n aansoek soos hieronder uiteengesit ontvang is en gedurende normale kantoor ure ter insae is by die kantore van TV3 Argitekte en Stadsbeplanners te Dorpstraat 97, La Gratitude Kantoorblok, 1ste vloer, Stellenbosch (Telefoon 021 861 3800):

Eiendomme	:	Erwe 154, 155, 156, 157, 80, 103, 105, 81, 123, 139, 158,159, 7167, 14747, 24, 152, 15219 en 8709 Paarl
Eienaars	:	Erf 157 : Watchman Properties Pty Ltd Erwe 154, 155, 156 : Watchman Properties Pty Ltd Erwe 80, 103, 105 : K2015393635 (SouthAfrica) Pty Ltd Erwe 81, 123, 139, 158, 159, 7167, 14747 : K2015393635 (SouthAfrica) Pty Ltd Erf 24 : PV Herehuis Pty Ltd Erf 152 : Valroy Property Holdings Pty Ltd Erf 15219 : Paarl Valleij Developments Erf 8709 : PE Redelingshuys Familie Trust
Aansoeker	:	TV3 Argitekte en Stadsbeplanners (021 861 3800 / thys@tv3.co.za)
Ligging	:	Paarl Noord
Grootte	:	Erf 157 Paarl : ±0.5ha Erwe 154, 155, 156 : ±4.7ha Erwe 80, 103, 105 : ±9.5ha Erwe 81, 123, 139, 158, 159, 7167, 14747 : ±40.5ha Erf 24 : ±9.1ha Erf 152 : ±6.7ha Erf 15219 : ±22.2ha Erf 8709 : ±41.9ha
Sonering	:	Landbousone en Vervoersone
Voorstel		

Konsolidasie van die aansoek eiendomme ten **einde een nuwe grondeenheid van ±52.96 ha te vorm;**

Hersonering van voorgestelde gekonsolideerde geiendomme vanaf “ Landbousone en Vervoersone ” na “Onderverdelingsgebied” en gevolglik die onderverdeling daarvan in **ses erwe** soos volg:

Gedeelte nr	Zoning	Land Use
Erf 1	Onderverdelingsgebied	Residensiële Leefstyl-Landgoed
Erf 2	Landbousone	Landbou
Erf 3	Landbousone	Landbou / Onderhewig aan `n moontlike alleenstaande toekomstige ontwikkelingsaansoek.
Erf 4	Vervoersone	Publieke Pad
Erf 5	Vervoersone	Publieke Pad
Erf 6	Vervoersone	Publieke Pad

Verdere onderverdeling van die voorgestelde Erf 1 Gedeelte ten einde om voorsiening te maak vir die voorgestelde "Paarl Valleij Life Style Estate" precinct wat 'n bruto digtheid van ±37 eenhede per hektaar soos volg:

Gedeelte nr	Sonering	Gebruik	Area (ha)	Aantal Eenhede
1-329	Konvensionele Behuising	Woonhuis	9.28	329
330-331	Multi-eenheid behuisingsone	Woonstelle	4.37	445
332-354	Oopruimtesone	Privaat Oopruimte	2.31	
355	Gemeenskaplike gebruiksonesone	Leefstyl-landgoed fasiliteite en klubhuis	0.42	
356	Gemeenskaplike gebruiksonesone	Crèche	0.24	
357	Vervoersone	Privaatpad	4.30	
Total			20.92	774

Opheffing van beperkende titelaktevoorwaarde soos vervat in titelakte nommer R8666 / 1911, wat lui "Dat die genoemde stuk grond wedersyds sal gebruik word deur Isak Abrham Perold en die Appearer se Grondwetgewende en hul onderskeie opvolgers in titel as 'n pad uitsluitlik."

Gemotiveerde besware of kommentare kan skriftelik ingehandig word by Drakenstein Munisipaliteit, Posbus 1, Paarl, 7622 of elektronies by customer-care@drakentein.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, te Bergrivier Boulevard, Paarl, aflê, of alternatiewelik by die kantore van TV3 Argitekture en Stadsbeplanners 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 CONSOLIDATION, REZONING AND SUBDIVISION IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BY-LAW ON MUNICIPAL LAND USE PLANNING, 2018:

ERVEN 154, 155, 156, 157, 80, 103, 105, 81, 123, 139, 158,159, 7167, 14747, 24, 152, 15219 AND 8709 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 offices of TV3 Architects and Townplanners situated at 97 Dorp Street, 1st Floor La Gratitude Office Block, Stellenbosch (Telephone: 021 8613800).

Properties	:	Erven 154, 155, 156, 157, 80, 103, 105, 81, 123, 139, 158,159, 7167, 14747, 24, 152 15219 and 8709 Paarl
Owner	:	Erf 157 : Watchman Properties Pty Ltd Erven 154, 155, 156 : Watchman Properties Pty Ltd Erven 80, 103, 105 : K2015393635 (SouthAfrica) Pty Ltd Erven 81, 123, 139, 158, 159, 7167, 14747 : K2015393635 (SouthAfrica) Pty Ltd Erf 24 : PV Herehuis Pty Ltd Erf 152 : Valroy Property Holdings Pty Ltd Erf 15219 : Paarl Valleij Developments Erf 8709 : PE Redelingshuys Familie Trust
Applicant	:	TV3 Architects and Town Planners (Contact no: 021 861 3800 / thys@tv3.co.za)
Locality	:	Paarl North
Extent	:	Erf 157 Paarl : ±0.5ha Erven 154, 155, 156 : ±4.7ha Erven 80, 103, 105 : ±9.5ha Erven 81, 123, 139, 158, 159, 7167, 14747 : ±40.5ha Erf 24 : ±9.1ha Erf 152 : ±6.7ha Erf 15219 : ±22.2ha Erf 8709 : ±41.9ha
Zoning	:	Agriculture Zone and Transport Zone
Proposal		

Consolidation of the application properties in order to form one new land unit measuring ±52.96 ha in extent;

Rezoning of the proposed consolidated properties from “Agriculture Zone and Transport Zone” to “Subdivisional Area” and the subsequent subdivision thereof into **six erven** as follows;

Portion nr	Zoning	Land Use
Erf 1	Subdivisional Area	Which will accomodate the residential component
Erf 2	Agriculture Zone	To be utilised for commercial agricultural purposes
Erf 3	Agriculture Zone	Agriculture / Will be a subject of a future stand-alone development application.
Erf 4	Transport Zone	Public road purposes
Erf 5	Transport Zone	Public road purposes
Erf 6	Transport Zone	Public road purposes

Further subdivision of Erf 1 as follows so as to allow for the proposed “Paarl Valleij Life Style Estate” precinct to be developed at a gross density of ±37 units per hectare:

Gedeelte nr	Sonering	Gebruik	Area (ha)	Nr of Units
1-329	Conventional Housing Zone	Dwelling House	9.28	329
330-331	Multi-Unit Housing Zone	Apartment Building	4.37	445
332-354	Open Space Zone	Private Open Space	2.31	
355	Community Use Zone	Estate Facilities / Clubhouse	0.42	
356	Community Use Zone	Crèche	0.24	
357	Transport Zone	Private Road	4.30	
Total			20.92	774

Removal of restrictive title deed condition contained in Title Deed number R8666/1911, which reads “That the aforesaid piece of land shall be mutually used by Isak Abrham Perold and the Appearer’s Constituent and their respective successors in title as a road exclusively.”

Motivated objections or comments can be lodged in writing to Drakenstein Municipality, PO Box 1, Paarl, 7622 or electronically to customercare@drakentein.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, or alternatively at the offices of TV3 Architects and Townplanners, to put their comment in writing.

Drakenstein Municipality
P O Box 1
PAARL
7622