

DRAKENSTEIN MUNICIPALITY

**NOTICE: PROPOSED AMENDMENT OF A CONDITION OF APPROVAL AND APPROVAL OF A SITE DEVELOPMENT PLAN IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN MUNICIPAL LAND USE PLANNING BY-LAW, 2018:
ERF 41622 PAARL**

Notice is hereby given in terms 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. A comprehensive copy of the application may be requested by sending an email to Messrs David Hellig and Abrahamse Professional Land Surveyors at plan@dhaa.co.za or by contacting the applicant telephonically at 021 872 4086. Alternatively, Ms Cornelia van der Bank may be contacted at 021-8074832 or at e-mail address Cornelia.vanderBank@drakenstein.gov.za

Property : Erf 41622 Paarl
Applicant : David Hellig and Abrahamse Professional Land Surveyors
Owner : Ashprop Investments Number 10 (Pty) Ltd
Locality : Optenhorst Mixed-Use Development
Extent : 4,4480 hectares
Zoning : Mixed-Use Zone

Proposal:

In terms of Section 15(2)(g) for the amendment of the previous land use planning approval vide Ref 15/4/1 (9209) P dated 03-02-2023 in respect of a proposed site development which depicts a retail centre as follows :

- Increase of coverage from 22% (9952 square metres) to 29% (12941 square metres)
- Increase of gross leasable area from approximately 7472 square metres to approximately 10287 square metres.
- Increase of the parking provision from 448 bays to 545 bays.

(Refer to the Site Development Plan, noting that the new extensions are predominately located on the western edge of the parking area and shaded in orange on the plan)

Motivated objections or comments must be addressed to the City Manager for the attention of the Manager: Land Development Management by 03-09-2026 and may be submitted via one of the following three options:

- Posted to PO Box 1, Paarl, 7622;
- Hand delivered at the Paarl Civic Centre, Berg River Boulevard, Paarl; or
- E-mailed to customercare@drakenstein.gov.za and copied to Cornelia.vanderBank@drakenstein.gov.za

Please use the heading of this notice as the heading of your objection / comments. Note that submissions must comply with Section 50 of the Drakenstein By-Law on Municipal Land Use Planning 2018, being available from the abovementioned official.

DATE OF NOTIFICATION: 03-08-2026 or earlier
CLOSING DATE FOR OBJECTIONS AND/OR COMMENTS: 03-09-2026

DRAKENSTEIN MUNISIPALITEIT

**KENNISGEWING: VOORGESTELDE WYSIGING VAN 'N KONDISIE VAN 'N GOEDKEURING EN GOEDKEURING VAN 'N TERREINONTWIKKELINGSPLAN INGEVOLGE ARTIKEL 15(2) VAN DIE DRAKENSTEIN VERORDENING OP MUNISIPALE GRONDGEBRUIKBEPLANNING, 2018:
ERF 41622 PAARL**

Kennis word Hiermee geskied ingevolge die Drakenstein Verordening op Munisipale Grondgebruiksbeplanning, 2018 dat 'n aansoek, soos hieronder uiteengesit, by die Drakenstein Munisipaliteit, Grondgebruikbeplanning Afdeling ingedien is. 'n Omvattende afskrif van die aansoek kan aangevra word deur 'n e -pos aan Mnre David Hellig en Abrahamse Professionele Landmeters te stuur by plan@dhaa.co.za of die aansoeker telefonies te skakel by 021 872 4086. Alternatiewelik kan Cornelia van der Bank op 021-8074832 of e-posadres Cornelia.vanderBank@drakenstein.gov.za gekontak word

Eiendom : Erf 41622 Paarl
Aansoeker : David Hellig en Abrahamse Professionele Landmeters
Eienaar : Ashprop Beleggings Nommer 10 (Edms) Bpk
Ligging : Optenhorst Gemengde Gebruiksontwikkeling
Grootte : 4,4480 hektaar
Sonering : Gemengde Gebruik Sone

Voorstel:

Ingevolge Artikel 15(2)(g) vir die wysiging van vorige se grondgebruiksbeplanningsgoedkeuring naamlik verwysing 15/4/1 (9209) P gedateer 03-02-2023, soos volg:

- Verhooging van die dekking vanaf 22% (9952 vierkante meter) to 29% (12941 vierkante meter)
- Verhooging van bruto verhuurbare oppervlakte vanaf ongeveer 7472 vierkante meter tot 10287 vierkante meter.
- Verhooging van parkeerings vereistes vanaf 448 tot 545 parkeerplekke.

(Verwys na die Terreinontwikkelingsplan, met inagneming dat die nuwe uitbreidings hoofsaaklik op die westelike rand van die parkeerarea geleë is en op die plan in oranje ingekleur is.)

Gemotiveerde besware of kommentaar moet teen 03-09-2026 aan die Stadsbestuurder gerig word vir die aandag van die Bestuurder: Grond Ontwikkelings Bestuur en kan ingedien word via een van die volgende drie opsies:

- Gepos na Posbus 1, Paarl, 7622;
- Hand afgelewer by die Paarl Burgersentrum, Bergrivier Boulevard, Paarl; of
- E-pos aan customercare@drakenstein.gov.za en kopieer na Cornelia.vanderBank@drakenstein.gov.za

Gebruik die opskrif van hierdie kennisgewing as die opskrif van u beswaar / kommentaar. Let daarop dat indienings moet voldoen aan Artikel 50 van die Drakenstein Verordening op Munisipale Grondgebruiksbeplanning 2018, wat beskikbaar is by die bogenoemde amptenaar.

KENNISGEWING DATUM: 03-08-2026 of vroeër
SLUITINGSDATUM VIR BESWARE EN/OF KOMMENTARE: 03-09-2026