

KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK IN DIE DRAKENSTEIN MUNISIPALITEIT

DRAKENSTEIN MUNISIPALITEIT AMPTELIKE KENNISGEWING: AANSOEK OM KANSELLASIE VAN GOEDGEKEURDE ALGEMENE PLAN 158/2023 EN WYSIGING VAN GOEDGEKEURDE ONDERVERDELINGS PLAN VIR ERF 42568, PAARL VALLEIJ, PAARL IN TERME VAN ARTIKEL 15(2) VAN DIE DRAKENSTEIN VERORDENING OP MUNISIPALE GRONDGEBRUIKBEPLANNING, 2018 – AANSOEKNOMMER 3977266

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 Grond Bestuurs 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. Alternatiewelik kan Earl Cyster by Drakenstein Munisipaliteit gekontak word op 021 8074770 of per e-pos earl.cyster@drakenstein.gov.za vir meer inligting of om die aansoek te bestudeer.

Eiendom : Erf 42568 'n goedgekeurde onderverdeelde gedeelte van Erf 42557, Paarl Valleij Leefstyl Landgoed, Paarl
Aansoeker : TV3 Argitekte en Stadsbeplanners (Edms) Bpk. (Kontak Nr: 021 861 3800)
Eienaar : Paarl Valleij Developments (Pty) Ltd
Ligging : Bergrivier Boulevard, Paarl
Totale Grootte: 8,11ha
Sonering : Konvensionele Behuising, Gemeenskap, Oop Ruimte en Vervoer Sone

Voorstel - Aansoek word gedoen vir die volgende kansellاسie en gewysigde onderverdeling:

- a) Kansellاسie van goedgekeurde Algemene plan No.158/2023; en
- b) Gewysigde onderverdeling van Erf 42568 in 101 Konvensionele Behuising Sone erwe, een Gemeenskap Sone erf, agt Oopruimte Sone erwe en een Vervoer Sone erf soos aangetoon op **Plan No. 3**;

Gevolgtik word die totale aantal residensiële geleenthede vir die Paarl Valleij Leefstyl Landgoed verminder met 63 vanaf 368 na 305 geleenthede .

Aansoek word ook gedoen vir die goedkeuring van die opgedateerde Faserings Plan asook Straatnaam en Nommer Plan vir die Paarl Valleij Leefstyl Landgoed.

Gemotiveerde besware of kommentare kan skriftelik ingehandig word by Drakenstein Munisipaliteit, Posbus 1, Paarl, 7622 of elektronies by customercare@drakenstein.gov.za met 'n afskrif aan wagener@tv3.co.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: 12 Mei 2025
SLUITINGSDATUM VIR BESWARE: 11 Junie 2025

ADRES VAN DIE AANSOEKER: TV3 ARGITEKTE & STADBEPLANNERS, LA GRATITUDE (1STE VLOER)
DORPSTRAAT 97
STELLENBOSCH, 7600 (021 8613800)

NOTICE OF LAND DEVELOPMENT APPLICATION IN THE DRAKENSTEIN MUNICIPALITY

DRAKENSTEIN MUNICIPALITY OFFICIAL NOTICE: APPLICATION FOR THE CANCELLATION OF APPROVED GENERAL PLAN NO. 158/2023 AND AMENDMENT OF APPROVED SUBDIVISION PLAN FOR ERF 42568, PAARL VALLEIJ, PAARL IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BY-LAW ON MUNICIPAL LAND USE PLANNING, 2018 – APPLICATION NUMBER 3977266

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 Development Management 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. Alternatively, Earl Cyster from Drakenstein Municipality can be contacted on 021 8074770 or by e-mail earl.cyster@drakenstein.gov.za to view the application or to obtain more information.

Property	:	Erf 42568 an approved subdivided portion of Erf 42557, Paarl Valleij Life-Style Estate, Paarl
Applicant	:	TV3 Architects and Townplanners (Pty)Ltd (Contact no: 021 861 3800)
Owner	:	Paarl Valleij Developments (Pty) Ltd
Locality	:	Berg River Boulevard, Paarl Total
Extent	:	8,11ha
Zoning	:	Conventional Housing, Community Use, Open Space and Transport Zone

Proposal - Application is made for the following cancellation and amended subdivision:

- a) Cancellation of approved General Plan No. 158/2023; and
- b) Amended subdivision of Erf 42568 into 101 Conventional Housing erven, one Community Use Zone erf, eight Open Space Zone erven and one Transport Zone erf as depicted on **Plan No. 3**;

Accordingly, the total number of residential opportunities for the Paarl Valleij Life-Style Estate Estate will be reduced by 63 from 368 to 305.

Application is also made for the approval of the updated Phasing Plan as well as Street name and Number for the Paarl Valleij Life-Style Estate.

Motivated objections or comments can be lodged in writing to Drakenstein Municipality, PO Box 1, Paarl, 7622 or electronically to customercare@drakenstein.gov.za and copied to wagener@tv3.co.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:	12 May 2025
CLOSING DATE FOR OBJECTIONS:	11 June 2025

ADDRESS OF APPLICANT:	TV3 ARCHITECTS AND TOWNPLANNERS, LA GRATITUDE OFFICE BLOCK (1ST FLOOR) 97 DORP STREET STELLENBOSCH, 7600 - (021 8613800)
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