

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

### **DRAKENSTEIN MUNISIPALITEIT AMPTELIKE KENNISGEWING: AANSOEK OM HERSONERING, ONDERVERDELING EN VRYGESTELDE SERWITUTE IN TERME VAN ARTIKEL 15(2) VAN DIE DRAKENSTEIN VERORDENING OP MUNISIPALE GRONDGEBRUIKBEPLANNING, 2018: ERF 8442, PAARL.**

**Munisipale Verwysings Nommer: 2278661**

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 Dorpsstraat 97, La Gratitude Kantoorblok, 1ste vloer, Stellenbosch en kan ook aangevra word deur 'n epos te stuur aan [anton@tv3.co.za](mailto:anton@tv3.co.za) of deur die aansoeker telefonies te kontak:

Eiendom : Erf 8442, Paarl  
Aansoeker : TV3 Argitekte en Stadsbeplanners (Edms) Bpk. (Kontak Nr: 021 861 3800)  
Eienaar : Frater De Leeuw Pty Ltd  
Ligging : Paarl-Suid, Aangrensend aan Berg River en De Zoete Inval woonbuurt  
Totale Grootte : ±79ha  
Sonering : Landbou Sone

#### **Voorstel - Aansoek word gedoen vir die volgende:**

- 1) Die onderverdeling van Erf 8442 in drie gedeeltes aangetoon as Gedeeltes A tot C op Plan No. 2;
- 2) Die hersonering van Gedeelte C na Nuts Sone (Utility Zone) vir Elektriese Substasie doeleindes
- 3) Die hersonering van Gedeelte A na Onderverdelingsgebied;
- 4) Die onderverdeling van Gedeelte A in 461 erwe ten einde 'n beveiligde residensiële ontwikkeling te ontwikkel, met 'n bruto digtheid van nagenoeg 21 eenhede per hektaar- betaande uit die volgende sonerings, en aangedui op Plan Nr 3:

| <b>Erf Nr.</b> | <b>Sonering</b>              | <b>Grondgebruik</b>                                                                                                             | <b>Erwe</b> | <b>Residensiële Geleenthede</b> | <b>Area (±ha)</b> |
|----------------|------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------|---------------------------------|-------------------|
| 1 – 24         | Konvensionele Behuising Sone | Residensiële Eenhede                                                                                                            | 24          | 24                              | 4.7ha             |
| 25 – 433       | Konvensionele Behuising Sone | Residensiële Eenhede                                                                                                            | 409         | 409                             | 12.4ha            |
| 434 – 435      | Multi-eenheid Behuising Sone | Residensiële eenheie / Woonstelle                                                                                               | 2           | 222                             | 2.3ha             |
| 436 - 437      | Buurt Besigheid Sone         | Fasiliteit Dienste; Plek van Instruksie (Creche); Plek van Samekoms (Klubhuis); Besigheid (Kantore; Koffie winkel en Gimnasium) | 2           | -                               | 0.6ha             |
| 438 - 454      | Oop Ruimte Sone              | Privaat Oop Ruimte                                                                                                              | 17          | -                               | 5.2               |
| 455 – 459      | Vervoer Sone                 | Privaat Paaie & Sekeriteits/ Hek waghuis                                                                                        | 5           | -                               | 6.1ha             |
| 460            | Vervoer Sone                 | Vullisverwyderings Area                                                                                                         | 1           | -                               | 0.1ha             |
| 461            | Vervoer Sone                 | Publieke Straat                                                                                                                 | 1           | -                               | 1.1ha             |
| <b>TOTAAL</b>  |                              |                                                                                                                                 | <b>461</b>  | <b>655</b>                      | <b>32.5ha</b>     |

- 5) Toestemming in terme van die Drakenstein Skema Regulasies ten einde parking toe te laat binne 10m van die straat grens van erwe gesoneer as Buurt Besigheid Sone.;
- 6) Goedkeuring vir die Fasering van die ontwikkeling in vyf (5) fases soos aangedui op, Plan Nr. 4;
- 7) Goedkeuring van Straat Naam en Nommer Plan, Plan Nr. 5;
- 8) Registrasie van 'n Boubeperkings area serwituut soos aangedui op Plan Nr 7.
- 9) Aansoek vir die vergroting van die bestaande Reg van Weg serwituut area oor Erf 31912, ten einde Munisipale skakel dienste (water-en elektrisiteit) en reg van weg ten gunste van Drakenstein Munisipaliteit vir toegangs doeleindes in te sluit (serwituut nr 4).
- 10) Vrstelling vir die Registrasie van die volgende dienste- en toegang serwitute (Plan Nr 6):
  - Vrstelling vir 'n munisipale rioolyn dienste serwituut oor Gedeelte B ten gunste van Drakenstein Munisipaliteit as 'n skakel diens ten gunste van onderverdeelde Gedeelte A (serwituut Nr 1).

- Vrystelling vir 'n munisipale dienste serwituut (elektries- en waterlyn) oor Gedeelte B ten gunste van Drakenstein Munisipaliteit as 'n skakel diens ten gunste van Gedeelte C. (serwituut Nr 2).
- Vrystelling vir 'n Reg van Weg serwituut oor Gedeelte B en Erf 31912 ten gunste van Drakenstein Munisipaliteit vir toegang doeleindes na Gedeelte C (serwituut nr 3)
- Vrystelling vir 'n munisipale dienste serwituut (waterlyn) oor Gedeelte B ten gunste van Drakenstein Munisipaliteit as 'n skakel diens ten gunste van onderverdeelde Gedeelte A (serwituut nr 5).
- Munisipale dienste serwituut ten einde die herbelyning van die bestaande stormwater dreinerings serwituut te akkommodeer (serwituut nr 6).

- 11) Goedkeuring van die Argitektoniese Riglyne.
- 12) Goedkeuring van die Landskaperings Ontwerps Riglyne
- 13) Goedkeuring vir die ontwikkeling wat bekend sal staan as Frater Landgoed.
- 14) Goedkeuring van die Terreinontwikkelings Plan.

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 (**voor of op 11 Augustus 2025**) 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.

**Belangrik** - Let wel u **moet** die opskrif van hierdie kennisgewing ook as die opskrif vir u beswaar / kommentaar dokumentasie te gebruik.

Indien u nie die grondeienaar is nie **moet** u die betrokke kennisgewing so spoedig moontlik aan die betrokke grondeienaar te lewer.

Hierdie kennisgewing kan geïgnoreer word indien u nie van voorneme is om kommentaar te lewer of beswaar aan te teken nie.

|                                                  |                         |
|--------------------------------------------------|-------------------------|
| <b>KENNISGEWINGS DATUM:</b>                      | <b>10 JULIE 2025</b>    |
| <b>SLUITINGS DATUM VIR KOMMENTARE / BESWARE:</b> | <b>11 AUGUSTUS 2025</b> |

**ADRES VAN DIE AANSOEKER:**  
**TV3 ARGITEKTE EN STADSBEPLANNERS**  
**LA GRATITUDE KANTORE (1STE VLOER)**  
**DORPSTRAAT 97**  
**STELLENBOSCH**  
**7600**

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

### **DRAKENSTEIN MUNICIPALITY OFFICIAL NOTICE: APPLICATION FOR REZONING, SUBDIVISION AND EXEMPTED SERVITUDES IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BY-LAW ON MUNICIPAL LAND USE PLANNING, 2018: ERF 8442, PAARL**

**Municipal Reference Number: 2278661**

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 [anton@tv3.co.za](mailto:anton@tv3.co.za) or by contacting the applicant telephonically:

Property : Erf 8442, Paarl  
Applicant : TV3 Architects and Townplanners (Pty)Ltd (Contact no: 021 861 3800)  
Owner : Frater De Leeuw Pty Ltd  
Locality : Paarl-South, bordering the Berg River and De Zoete Inval neighbourhood.  
Total Extent : ±79ha  
Zoning : Agricultural Zone

#### **Proposal - Application is made for the following:**

- 1) The subdivision of Erf 8442 into three portions depicted as Portions A to C on Plan No. 2;
- 2) The rezoning of Portion C to Utility Zone for Electrical Substation purposes.
- 3) The rezoning of Portion A to Subdivisional Area.
- 4) The subdivision of Portion A into 461 erven in order to develop the secured residential development with a gross density of ±21units per hectare, consisting of the following zonings as indicated on Plan No 3:

| <b>Erf No.</b> | <b>Zoning</b>               | <b>Land Use</b>                                                                                                             | <b>Erven</b> | <b>Residential Opportunities</b> | <b>Area (±ha)</b> |
|----------------|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------|--------------|----------------------------------|-------------------|
| 1 – 24         | Conventional Housing Zone   | Residential Dwellings                                                                                                       | 24           | 24                               | 4.7ha             |
| 25 – 433       | Conventional Housing Zone   | Residential Dwellings                                                                                                       | 409          | 409                              | 12.4ha            |
| 434 – 435      | Multi-Unit Housing Zone     | Apartment Buildings / Flats                                                                                                 | 2            | 222                              | 2.3ha             |
| 436 - 437      | Neighbourhood Business Zone | Estate Facilities; Place of Instruction (Creche); Place of Assembly (Clubhouse); Business (Offices; Coffee Shop; Gymnasium) | 2            | -                                | 0.6ha             |
| 438 - 454      | Open Space Zone             | Private Open Space                                                                                                          | 17           | -                                | 5.2               |
| 455 – 459      | Transport Zone              | Private Roads and Gatehouse / Security                                                                                      | 5            | -                                | 6.1ha             |
| 460            | Transport Zone              | Refuse Area                                                                                                                 | 1            | -                                | 0.1ha             |
| 461            | Transport Zone              | Public Road                                                                                                                 | 1            | -                                | 1.1ha             |
| <b>TOTAL</b>   |                             |                                                                                                                             | <b>461</b>   | <b>655</b>                       | <b>32.5ha</b>     |

- 5) Permission in terms of the Drakenstein Zoning Scheme By-Law to permit Parking Bays within 10m from the street boundary on Erven zoned as Neighbourhood Business Zone.
- 6) Approval for the Phasing of the development into 5 phases as depicted on Plan No 4.
- 7) Approval of the Street Names and Numbers as depicted on Plan No 5.
- 8) Registration of a Building Restriction area servitude as depicted on Plan No 7.
- 9) Application for the expansion of the Existing servitude Right of Way area over Erf 31912 to include Municipal link services (water and electricity) and servitude right of way in favour of Drakenstein Municipality (servitude No 4)
- 10) Exemption for the registration of the following Services and access servitudes (Plan No 6):

- Exemption for a municipal sewer service servitude over Portion B in favour of Drakenstein Municipality to serve a link service in favour of Subdivided Portion A (servitude No 1)
- Exemption for a municipal services servitude (electrical- and watermain) over Portion B in favour of the Drakenstein Municipality to serve as link services in favour of subdivided Portion A (Servitude No 2)
- Exemption for a Right of Way servitude over Portion B and Erf 31912 in favour Drakenstein Municipality for access purposes to proposed subdivided Portion C (Electrical substation)- Servitude No 3.
- Exemption for a municipal services servitude (watermain) over subdivided Portion B in favour Drakenstein Municipality to serve a link service in favour of subdivided Portion A (servitude No 5)
- Municipal Services servitude to accommodate the realignment of an existing stormwater drainage servitude (Servitude No 6).

- 11) Approval of the Architectural Guidelines prepared by Architech.
- 12) Approval of the Landscaping Design Guidelines prepared by Planning Partners.
- 13) Approval for the Residential Estate to be known as Frater Estate.
- 14) Approval of the Site Development Plan.

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 (**on or before 11 August 2025**) 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.

**Important**, you must use the heading of this letter as the heading of your comment and or objection documentation.

If you are not the property owner, you must convey this letter / notice to the property owner as expeditiously as possible.

This letter / notice may be ignored if you do not wish to comment or object.

**DATE OF NOTIFICATION:** 10 JULY 2025  
**CLOSING DATE FOR COMMENTS / OBJECTIONS:** 11 AUGUST 2025

**ADDRESS OF APPLICANT:**  
**TV3 ARCHITECTS AND TOWN PLANNERS**  
**1<sup>ST</sup> FLOOR, LA GRATITUDE OFFICES**  
**97 DORP STREET**  
**STELLENBOSCH**  
**7600**