

Date: 16 August 2023

Our Ref: P3354 Paarl Valleij North – Rem Erf 42378

Your Ref: JD/JA 15/4/1 (15219)P – Col No. 1602919

The Municipal Manager  
Drakenstein Municipality  
P.O. Box 1  
**PAARL**  
**7622**



**ATTENTION: MR. HENK STRIJDOM / JAMIE MEYER**

Sirs

**APPLICATION FOR AMENDMENT OF THE REZONING AND SUBDIVISION APPROVAL FOR THE PAARL VALLEIJ NORTH LIFE STYLE ESTATE IN RESPECT OF REMAINDER UNREGISTERED ERF 42378**

We refer to the abovementioned application as approved by virtue of Final Notice of Approval dated 19 July 2022, as amended by virtue of Final Notice of Approval 2 December 2022, copies of which are attached hereto as **annexure A**.

**BACKGROUND TO THE APPLICATION**

The application property refers to Erf 329 depicted on the Erf 1 Subdivision Plan for the Paarl Valleij North Life Style Estate Development which plan is attached to your final notices of approval as mentioned above.

In terms of the abovementioned approvals, Erf 329 was zoned for Multi-Unit Housing purposes for the development of 320 apartments configured in three storeys.

The approved Erf 1 Subdivision Plan has, subsequent to approval, been duly surveyed and the resulting General Plans and Diagrams have been duly submitted to and approved by the Surveyor General. The latter survey resulted in Erf 329 being formally designated as Erf 42378 as depicted on SG Diagram 125/2023, a copy of which is attached hereto as **annexure B**. In order to show the directly abutting surveyed subdivision context, copies of the approved General Plans 156 /2023, 157/2023 and 158/2023 which constitutes the Paarl Valleij Life Style Estate, are also attached hereto as part of **annexure B**. In addition, note that Erf 42378 currently represents an approved but unregistered subdivision of Erf 42557 held under Title Deed No. T23641/2023, a copy of which is attached hereto as **annexure C**.

In addition to the above, note that Erf 42378 is currently the subject of an exempted subdivision application request which serves to create a separate Municipal electrical cable servitude erf. The latter request is referenced as application no. 2225112 on your Collab submission system. The exempted subdivision component has in turn been duly accounted for in the proposed subdivision as depicted on **Subdivision Plans No. 1 and 2** attached hereto, and is depicted as erf no. 405, hence the reference to Remainder Erf 42378.

In view of the above considerations the purpose of this application is then to amend the existing applicable conditions of approval so as to allow for the subdivision of Remainder Erf 42378 into 40 Conventional Housing erven as depicted on Subdivision **Plan No. 2** attached hereto, instead of the approved 320 three storey apartments.

Application is accordingly made for the following amendments in respect of your Final Notice of Approval dated 2 December 2022:

### **1. Proposed Conditions to be amended**

- a) Condition of approval 1.3 to be amended to refer to a gross density of 18,2 units per hectare instead of 35.
- b) Condition of approval 1.5 to be amended to refer to the subdivision of Erf 1 into 368 Conventional Housing erven to allow for a development with a gross density of 18,2 units per hectare.
- c) The development table linked to condition 1.5 is to be amended so as to omit reference to Erf 329 and in turn included reference to erven 1 – 368 as Conventional Housing erven. A copy of the updated development schedule table is attached to this submission as a word file;
- d) Condition of approval 1.10 to be amended so as to refer to the updated Erf 1 Subdivision Plan attached hereto.

In addition the above, an updated Phasing and Street Name and Number Plan so as to account for the subdivision of Remainder Erf 42378 into 40 Conventional Housing erven, are included with this application submission.

### **2. Updated Services and Traffic Reports / Statements**

The proposed amendment results in a significant reduction with reference to services and traffic impact in view of the number of approved units being reduced with 280 units from an approved 648 units / erven to only 368 erven. As a result the gross development density is being reduced from 35 units per ha to 18,2 units per hectare.

In order to account and confirm the resulting reduced services and traffic impacts, services and traffic statement reports have been prepared by Bigen and ITS Consulting Engineers respectively, which statements / reports are attached hereto as Specialist Reports No. 1 and 2.

### **3. HOA Constitution, Architectural Guidelines and Landscaping**

The proposed subdivision and resulting erven will be governed in terms of the Paarl Valleij Life Style Estate HOA Constitution, Architectural Guidelines and Landscaping provisions as submitted as a compliance with conditions of approval submission dated 9 May 2023, referenced as Application No. 2114829 on your Collab submission system.

### **Conclusion**

There is no indication / anticipation based on the available information that the proposed amendments and proposed further subdivision of Remainder Erf 42378 will negatively impact on the rights of any of the

surrounding land owners in an undue manner. Accordingly, the proposed amendments and proposed subdivision can be duly considered for approval by your office.

Attached to this application submission please find:

- Plan No. 1:** Updated Paarl Valleij North Life Style Estate Erf 1 Subdivision Plan
- Plan No. 2:** Remainder Unregistered Erf 42378 Subdivision Plan
- Plan No. 3:** Updated Phasing Plan
- Plan No. 4:** Updated Street Name and Number Plan.

**Specialist Report No. 1:** Bigen Consulting Engineers Civil Services Confirmation Report

**Specialist Report No. 2:** ITS Engineers Traffic Statement

**ANNEXURE A:** Existing Approval: Final Notice of Approval Dated 2 December 2022

**ANNEXURE B:** SG Diagram and General Plans

**ANNEXURE C:** Title Deed

**ANNEXURE D:** Power of Attorney and Resolutions

**Updated Development Schedule Table attached as hereto as a word file**

We trust that you will find the above in order. Should you have any inquiries in the above regard you are welcome to contact Mr. T. Walters.

Kind regards

A handwritten signature in black ink, appearing to read 'T. Walters', with a long horizontal stroke extending to the right.

**TV3 ARCHITECTS AND TOWNPLANNERS (PTY) LTD**

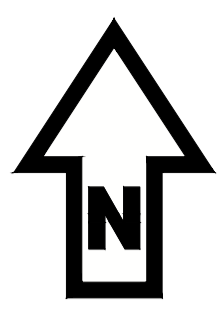
## **PLANS**

- Plan No. 1: Updated Erf 1 Subdivision Plan**
- Plan No. 2: Remainder Unregistered Erf 42378 Subdivision Plan**
- Plan No. 3: Updated Phasing Plan**
- Plan No. 4: Updated Street Name and Number Plan**

**Zoning and Land Use Development Schedule**

Erf	Zone	Land Use	Area (ha)	%	No. of Units / Erven	Nett Density (Units/ha)
1 - 368	Conventional Housing	Dwelling House	11.60	56	368	32
369 - 399	Open Space	Private Open Space	3.34	16		
400	Community Use	Estate Facilities / Clubhouse	0.41	2		
401	Community Use	Creche	0.22	1		
402 - 408	Transport	Private Road	5.31	25		
<b>Total</b>			<b>20.88</b>	<b>100</b>	<b>368</b>	

Figure A - G represents Erf 1 a subdivided portion of the consolidated erf.



Notes:  
 \* All areas and dimensions are approximate and should be verified by a professional land surveyor.  
 \* This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved

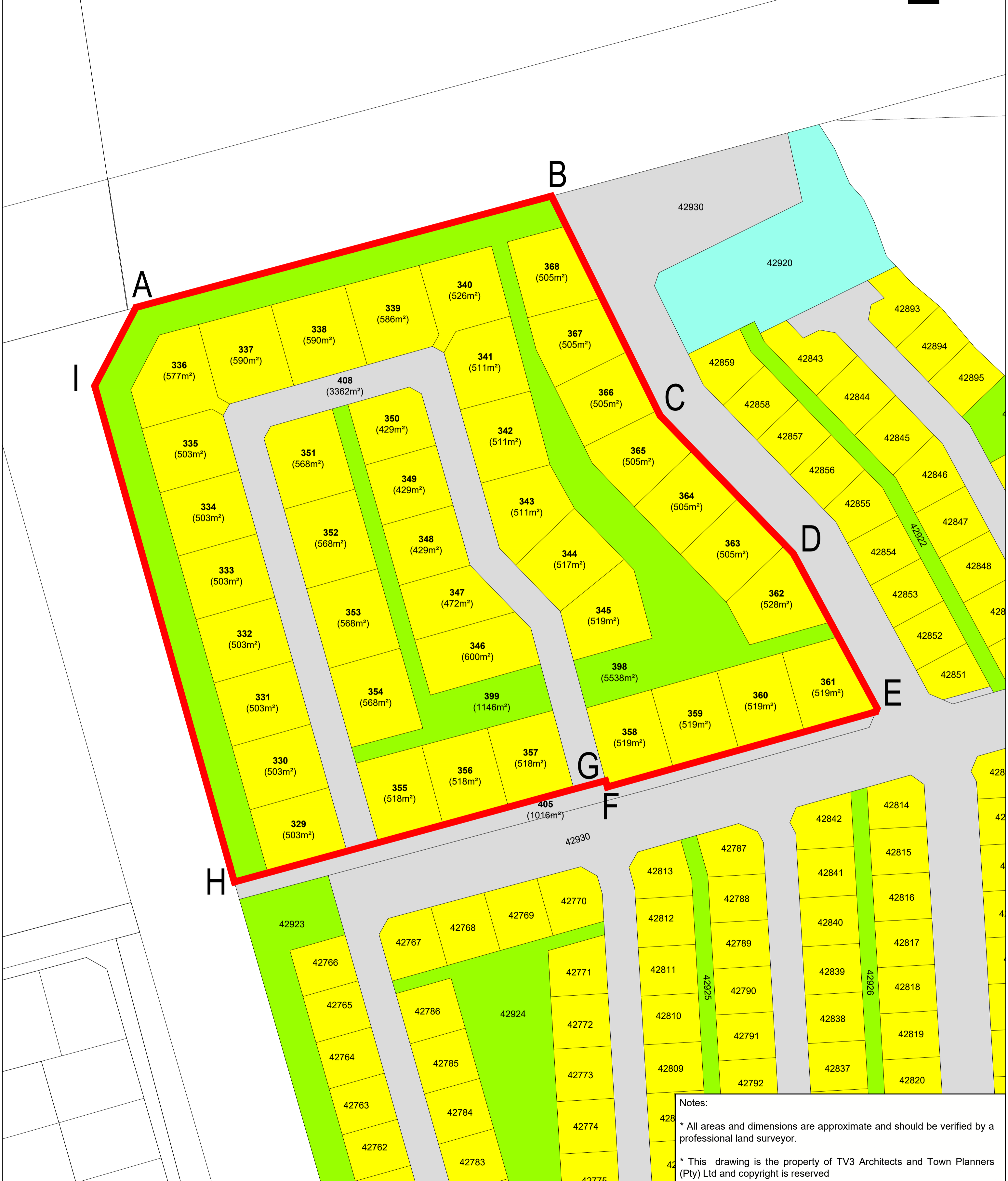
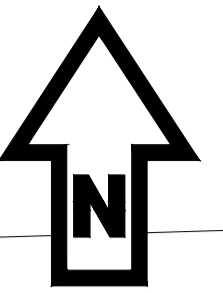
Drawing:		Plan no.:
Erf 1 Zoning & Subdivision Plan		1
Date:	Scale:	
15/08/2023	1:2000 (A2)	
Project no.:	Drawn:	Checked:
P3354	WH	MW



**Zoning and Land Use Development Schedule**

Erf	Zone	Land Use	Area (ha)	%	No. of Units / Erven	Nett Density (Units/ha)
329 - 368	Conventional Housing	Dwelling House	2.08	67	40	19
398 & 399	Open Space	Private Open Space	0.67	22		
408	Transport	Private Road	0.34	11		
<b>Total</b>			<b>3.08</b>	<b>100</b>	<b>40</b>	

Figure A - I represents Rem. Erf 42378 a subdivided portion of the Erf 1.



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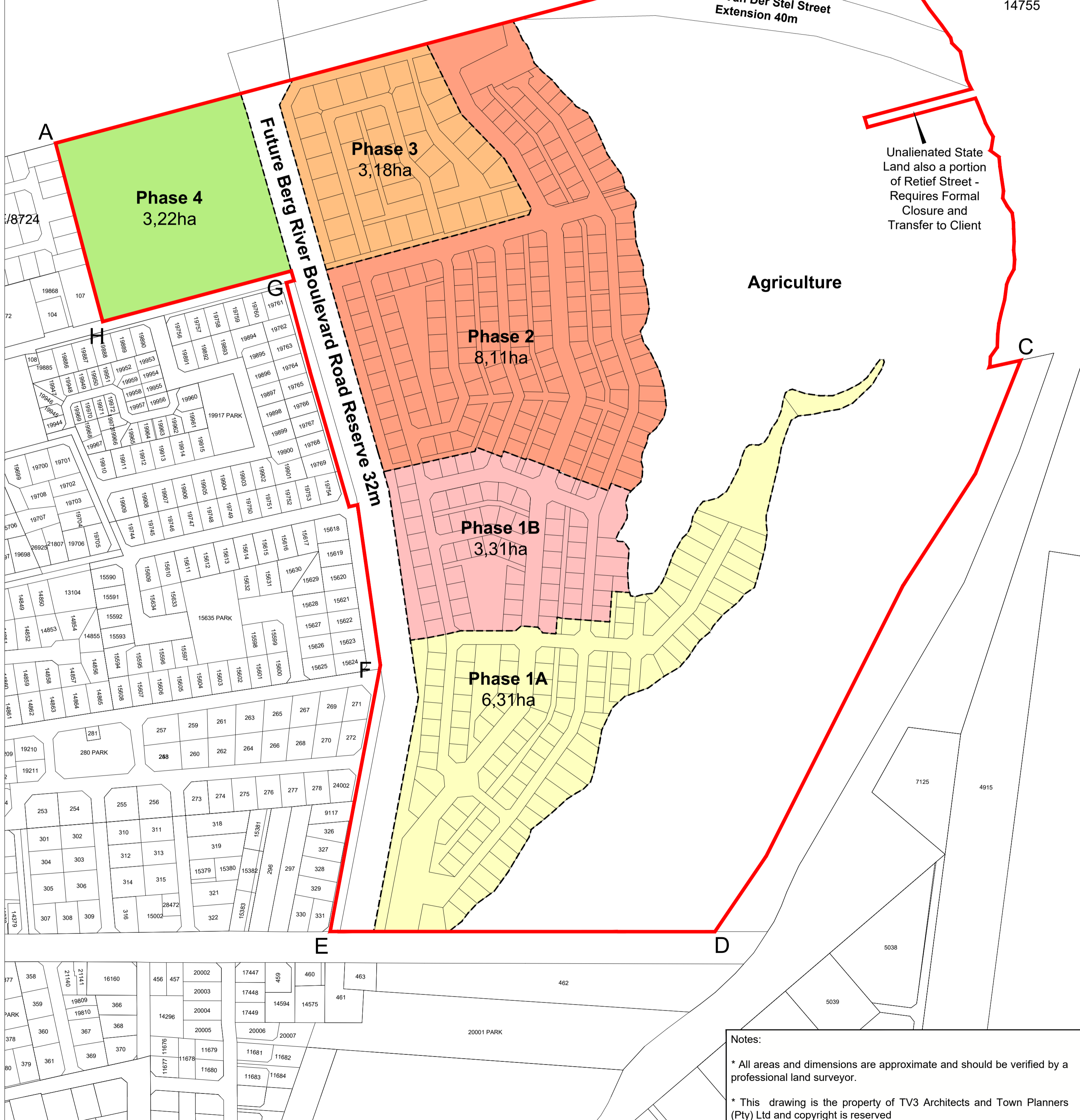
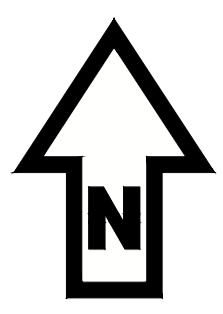
# Paarl Valleij Lifestyle Estate

Drawing:		Plan no.:
Rem. Erf 42378 Zoning & Subdivision		2
Date:	Scale:	
15/08/2023	1:750 (A2)	
Project no.:	Drawn:	Checked:
P3354	WH	MW



Zoning and Land Use Development Schedule				
Phase	Zone	Land Use	No. of Units / Erven	Area (ha)
1A	Conventional Housing	Dwelling House	100	6.31ha
	Community Use	Estate Facilities / Clubhouse		
	Open Space	Private Open Space		
	Transport	Private Road		
1B	Conventional Housing	Dwelling House	64	3.30ha
	Open Space	Private Open Space		
	Transport	Private Road		
2	Conventional Housing	Dwelling House	164	8.11ha
	Community Use	Creche		
	Open Space	Private Open Space		
	Transport	Private Road		
3	Conventional Housing	Dwelling House	40	3.18ha
	Open Space	Private Open Space		
	Transport	Private Road		
4	Agricultural	Agriculture	0	3.22ha
Total			368	24.12ha

Figure A - H represents the consolidated application erf.



Notes:

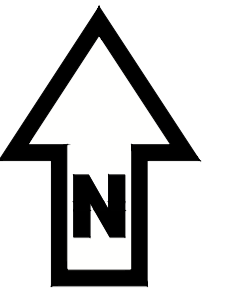
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# Paarl Valleij Lifestyle Estate

Drawing:		Plan no.:
Phasing Master Plan		3
Date:	Scale:	
15/08/2023	1:2500 (A2)	
Project no.:	Drawn:	Checked:
P3354	WH	MW





Notes:  
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# Paarl Valleij Lifestyle Estate

Drawing:		Plan no.:
Street Naming & Numbering Plan		4
Date:	Scale:	
15/08/2023	NTS	
Project no.:	Drawn:	Checked:
P3354	WH	MW



**SPECIALIST REPORT NO. 1**

**BIGEN CONSULTING ENGINEERS CIVIL SERVICES CONFIRMATION  
STATEMENT**

Ref no: 2843-00-00

Date: 12 May 2023

**TV3 Architects**  
1<sup>st</sup> Floor, La Gratitude Building  
97 Dorp Street  
Stellenbosch  
7600

Attention : Thys Walters

Dear Sirs

### **PAARL VALLEIJ: AMENDMENT TO SITE DEVELOPMENT PLAN**

We refer to the amendment to the SDP, where the approved 320 apartment units and a creche for 120 learners (Paarl Valleij Phase 3), will be replaced with 40 single residential units.

The bigen bulk services report completed August 2019, and GLS capacity analysis of the bulk water and sewer services (dated January 2019) refers.

The reduction in units will result in a significant reduction in water demand by the development.

The August 2019 bigen report indicated that an Annual Average Daily Demand of 346.5 kl/day (or peak flow of 12.27 l/s excluding fire flow and additional 15% allowance for losses) would be required for the entire development. As a result of the reduced units, the new Average Annual Daily Demand will now be 221 kl/day (or peak flow of 9.1 l/s excluding fire flow and the additional 15% allowance for losses).

The GLS January 2019 report indicated a AADD of 625 kl/day (for the 791 single residential units @ 75 kl/day/unit water requirement (the report did not include for the apartments, but allowed for the full 791 single residential units). The findings from this analysis indicated that network re-zoning and pressure management were required and additional capacity at the reservoir. However, these upgrades were completed and the pressure management upgrades have also recently been completed. The water demand will reduce by more than half of what the GLS analysis allowed for. The amendment will therefore improve the current system. No bulk water upgrades were required for the Paarl Valleij development prior to the amendment.

#### **THE BIGEN GROUP**

**Bigen Africa Services (Pty) Ltd** (the Company)  
Registration number: 1999/010974/07  
Registered address: Allan Cormack Street, The Innovation Hub, Persequor, Pretoria, 0087

#### **DIRECTORS**

\*Prof. FW Petersen, \*Mr MJ Kuscus, \*Ms LM Tlakula, \*Ms VN Vedalankar, Mr L Vutula (Group CEO), Mr D Fabel (COO), Ms S van Graan (CFO), Mr DR Poggenpoel, Dr JJ van der Walt, Ms R Naicker, Ms OG Vilakazi

Company Secretary: Ms M Singh  
\*Non-Executive

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capetown@bigengroup.com

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Bellville, 7530

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Private Bag X22,  
Tyger Valley, 7536





Similarly as with the impact the amendment will have on the water demand, the amendment will reduce the peak dry weather sewer flow for the proposed development significantly. The 2019 GLS analysis found that there was sufficient capacity in the existing sewer reticulation system to accommodate the proposed development. The amendment will have no negative impact on the current system and will reduce the flow to into the existing system.

The reduction in number of dwelling units (excluding the commercial erf) will result in a reduced electrical demand from 3,4MVA to 1,3MVA. Engagement with the Electro-Technical Department will be done per phase.

Please let me know if you require additional information.

Yours faithfully

---

**Daniel Smit**  
on behalf of the Company



**SPECIALIST REPORT NO. 2**

**ITS ENGINEERS UPDATED TRAFFIC STATEMENT**

TV3 Architects  
1<sup>st</sup> Floor, La Gratitude Building  
97 Dorp Street  
Stellenbosch  
7600  
Email: [thys@tv3.co.za](mailto:thys@tv3.co.za)

12 May 2023

Our Reference: 3898.1

Attention: Mr. T. Walters

**PAARL VALLEIJ: AMENDMENT TO SITE DEVELOPMENT PLAN**

Dear Thys

The Traffic Impact Assessment (TIA) of April 2021 for the Paarl Valleij development has reference. The TIA assessed the transport impact for 330 single-dwelling units, 445 apartment units and a crèche for 120 learners. However, after the appeal during the rezoning application process, the development was approved for 328 single-dwelling units, 320 apartment units and a crèche for 120 learners over three phases. The approved land uses had a reduced traffic impact compared to the submitted TIA.

An amendment to the SDP is now proposed to replace the 320-unit apartments with 40 single-residential units. This will have a further reduced transport impact by the proposed development. The expected trip generation will reduce from 716 vehicles per hour (vph) to 464 vph during the a.m. peak hour or by 35%.

The apartments were included in the TIA's Phase 2 for which the approval conditions require an updated TIA. It is therefore concluded that the first phase of 165 units remains unchanged and that the TIA will be updated for Phase 2 which will include the reduced trip generation as currently proposed.

Yours sincerely,



Johan Brink, Pr. Eng.

Technical Director for **Innovative Transport Solutions**

**THINKING GLOBAL, ACTING LOCAL**

Directors: JL Coetzee Pr Eng (Managing), Dr P Pretorius Pr Eng  
Dr JC Krogscsheepers Pr Eng, Mrs LC Pretorius Pr Eng, Ms O Ribeiro MBA  
Registration No: 2001/027 205/07

## **ANNEXURE A**

**EXISTING APPROVALS: FINAL NOTICE OF APPROVALS DATED 19 JULY 2022  
AND 2 DECEMBER 2022**





Col no: 1602919  
Enquiries: J. Daniels  
Tel no: (021) 807 4581  
Date: 02 December 2022

JD/JA  
15/4/1 (15219) P

TV3 Architects & Town Planners  
La Gratitude Office Building  
97 Dorp Street  
**STELLENBOSCH**  
7600

Email: [Thys@tv3.co.za](mailto:Thys@tv3.co.za)

Sir

**APPEAL: APPLICATION FOR CONSOLIDATION, REZONING, SUBDIVISION, REMOVAL OF RESTRICTIVE TITLE DEED CONDITION AND EXEMPTION OF SUBDIVISION: ERF 15219 AND OTHERS PAARL (PAARL VALLEIJ LIFESTYLE ESTATE)**

I refer to my even-numbered letter dated 17 December 2021 and have to inform you that Council's Land Use Planning Appeal Authority on 1 July 2022, resolved to partially dismiss the appeals lodged by Messrs B Esterhuysen on behalf of various surrounding landowner signatories within the received petition, Ward 17 ward committee comment, T. Pretorius, C. Claassens, M. Botha, W. Kriel, M. Hammer, C. Hammer and B. Pape, therefore: –

- 1.1 **Final approval** has now been granted in terms of Section 60(1)(a) of the Drakenstein By-law on Municipal Land Use Planning, 2018, for the following:
- 1.2 Consolidation of Erven 154, 155, 156, 157, 80, 103, 105, 81, 123, 139, 158, 159, 7167, 1474 and 15219 Paarl, in order to form one new land unit measuring  $\pm 52.96$  ha in extent, as indicated on the Consolidation Plan drawn by TV3 Architect and Town Planners (Plan No. 3 dated 06/04/2021) bearing my Council's stamp of approval dated 19 July 2022 (**Annexure C**);
- 1.3. Rezoning of the consolidated properties from Agriculture Zone to Subdivisional Area, in order to make provision for the Residential Lifestyle Estate with a gross density of  $\pm 35$  du/ha;

2./...

- 1.4 Subdivision of the newly created land unit into six (6) erven/portions, as indicated on the Master Zoning and Subdivision Plan drawn by TV3 Architects and Town Planners (Plan No. 4 dated 06/04/2021) (**Annexure D**), bearing my Councils stamp of approval dated 19 July 2022 as follows:

Erf	Zone	Land Use	Area (ha)
1	Subdivisional Area	Residential Lifestyle Estate	±20.92
2-3	Agricultural Zone	Agriculture	±29.03
4-6	Transport Zone	Public Road	±3.01
Total			±52.96

- 1.5 Subdivision of Erf 1 (±20.92 du/ha) into 362 erven/portions, in order to allow for the Paarl Valleij Lifestyle Estate precinct to be developed at a gross density of ±35 du/ha, as indicated on the amended Erf 1 Zoning and Subdivision Plan, drawn by TV3 Architects and Town Planners (Plan No. 5 dated 12/10/2022, bearing my Council's stamp of approval date 02 December 2022 (**Annexure E**) as follows:

<i>Erf</i>	<i>Zone</i>	<i>Land Use</i>	<i>Area (ha)</i>	<i>%</i>	<i>No. of Units/Erven</i>	<i>Nett Density (units/ha)</i>
1 - 328	<i>Conventional Housing</i>	<i>Dwelling House</i>	9.53	46	328	34
329	<i>Multi-Unit Housing</i>	<i>Apartment Building</i>	3.18	15	320	101
330 - 357	<i>Open Space</i>	<i>Private Open Space</i>	2.69	13		
358	<i>Community Use</i>	<i>Estate Facilities/Clubhouse</i>	0.41	2		
359	<i>Community Use</i>	<i>Crèche</i>	0.22	1		
360 - 362	<i>Transport</i>	<i>Private Road</i>	4.87	23		
<b>TOTAL</b>			<b>20.91</b>	<b>100</b>	<b>648</b>	

- 1.9 Removal of restrictive title deed special condition contained in Title Deed No. T20062/2017 and T8666/1911 respectively applicable to Erf 105 Paarl, stipulating “That the aforesaid piece of land shall be mutually used by Izak Abraham Perold and the Appearer’s Constituent and their respective successors in title as a road exclusively”.
- 1.10 It be certified in terms of Section 24 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, that the following servitudes be exempted from the provisions of Sections 15 and 20 to 23 of the Drakenstein By-law on Municipal Land Use Planning, 2018, as indicated on Erf 1 Zoning and Subdivision Plan drawn by TV3 Architects and Town Planners (Plan No. 5 dated 13/10/2022), the Exemptions Plan (Plan No. 7 dated 25/11/2019) respectively, bearing my Council’s stamp of approval dated 02 December 2022, for the following:
- (a) Internal storm water servitudes over Erf 1; and - The subdivision of Remainder Erf 8709 into two portions, Erf 24 into two portions and 152 into two portions, being Portions A, B and C respectively for public road purposes; and
  - (b) Electrical services servitude measuring  $\pm 24\text{m}^2$  in extent over portion 330.
2. The approvals granted in Paragraphs 1.1-1.5 above are subject to the conditions laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
- 2.1 This approval applies only to the application in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements;
  - 2.2 Any amendments to the application are subject to the relevant approval;
  - 2.3 No new buildings are to be erected or existing structures altered without the approval of building plans by Council;
  - 2.4 The subdivisions take place largely in accordance with the respective subdivision plans **Annexure D and Annexure E**), respectively;
  - 2.5 The phasing of the development shall take place in accordance with the Phasing Master Plan drawn by TV3 Architects and Town Planners (Plan No. 6 dated 13/10/2022) (**Annexure F**);
  - 2.6 The conditions laid down in Council’s provisional approval letter dated 17 December 2021, be adhered to, in so far as it relates to the revised development proposal;



- 2.7 Only 100 erven in Phase 1 may be developed at this stage, until such time that the proposed Berg River Boulevard extension is constructed or until the Drakenstein Municipality: Civil Engineering Services Division and Electro Technical Engineering Division is satisfied with concerns regarding the traffic reticulation and electrical supply, respectively;
- 2.8 The landscaping throughout the development must take place largely in accordance with the Landscaping Site Plan dated 31/10/2022 (**Annexure I**);
- 2.9 Detailed site development plans must simultaneously be submitted with an application for street names for each phase, to the Manager: Land Development Management, before the submission of building plans, for approval;
- 2.10 A Master Site Development plan for the entire development must be submitted once each of the site development plans for each phase is approved for approval purposes.
- 2.11 Detailed architectural guidelines must be submitted to the Manager: Land Development Management, for approval, in alignment with the phased developments;
- 2.12 The developer must ensure that all the necessary measures should be put in place, within habitable buildings, to ensure that the indoor air quality is not affected by emissions from normal agricultural activities;
- 2.13 The developer must ensure that the increased traffic flow from the development during construction phase does not create disturbance for the existing surrounding residents;
- 2.14 Consideration of the following water conservation measures must be given: Rainwater harvesting, grey water recycling and similar technical enhancements such as low flow shower heads, dual flush toilets and water-wise gardens;
- 2.15 Internal reticulation of electrical engineering services shall be managed privately by the homeowners' association;
- 2.16 The internal reticulation network must be maintained by a registered service provider to ensure safety;
- 2.17 Only NERSA approved service providers shall be permitted to charge tariffs as approved by Council;
- 2.18 The Council reserves the right to conduct audits from time to time regarding the electrical infrastructure and associated billing processes;

- 2.19 A Masters Home Owner's Association must be established and be submitted to the Manager: Land Development Management for approval, for all inter alia maintenance of internal services, bulk services accounts and homogeneous development control, prior to the submission of building plans for individual dwellings. All owners in the group housing scheme must become and remain members of the Home Owner's Association (This clause to be inserted in the Constitution);
- 2.20 All private roads and open spaces which form part of a specific development phase must be transferred to the Home Owners Association as part of the transfer of the first erf within a particular phase;
- 2.21 Adherence to the conditions laid down by Drakenstein Municipality: Civil Engineering Services Division in its memorandum with referenced 15/4/1 (15219) P (1846) dated 22 October 2021 **(Annexure T already in your possession)**;
- 2.22 Adherence to the conditions laid down by Drakenstein Municipality: Electro Technical Engineering Services Division in its memorandum with referenced 157, 154, 155, 156, 80, 103, 105, 81, 123, 139, 158, 159, 7167, 14747 and 15219 dated 19 November 2021 **(Annexure U already in your possession)**;
- 2.23 Adherence to the conditions laid down by Drakenstein Municipality: Heritage Resource Sub-Section in its memorandum with referenced 15/4/1 (15219) P dated 11 August 2021 **(Annexure X already in your possession)**;
- 2.24 Adherence to the conditions laid down by Drakenstein Municipality: Environmental Management in its memorandum with reference referenced 15/4/1 (15219) P dated 04 August 2020 **(Annexure V already in your possession)**;
- 2.25 The developer be responsible to, at own cost, provide street name boards, kerbside signs and street number signage to the satisfaction of the Drakenstein Municipality: Civil Engineering Services Division;
- 2.26 The applicant be responsible for the cost of publication, in the Provincial Gazette, of the final notice regarding the removal of restrictive title conditions, which shall be attended to prior to the submission of building plans in respect of individual dwellings;
- 2.27 Should the applicant fail to comply with any of the conditions laid down, then Council reserves the right to impose further future conditions.
3. The applicant must take cognisance of the following:
- 3.1 Environmental Authorisation received from the Department of Environmental Affairs and Development Planning **(Annexure O already in your possession)**;

- 3.2 The comments received from the Department of Transport and Public Works **(Annexure Q already in your possession)**;
- 3.3 The comments received from Heritage Western Cape **(Annexure R already in your possession)**;
- 3.4 The comments received from The Department of Agriculture, Land Reform and Rural Development **(Annexure P already in your possession)**;

Kindly note that this approval lapses unless separate registration of at least one erf, lot or piece therein is affected in the Deeds Registry by 19 July 2027, subject to compliance with section 21(1) of the Drakenstein By-Law on Municipal Land Use Planning, 2018, read together with Section 22 of the aforementioned by-law.

It should also be noted that the Surveyor-General will, when approving the diagram of the newly created erven, indicate on the back thereof by means of a rubber stamp, the date and reference number of this approval. The Registrar of Deeds will not register the separate registration of the erven until the application for Certificate of Registered Title or Power of Attorney has been endorsed by Council.

This endorsement will be given on submission of proof that the conditions of establishment, as set out herein, have been complied with.

Furthermore, any special conditions of title hereby imposed must be quoted in the relevant Power of Attorney or application for Certificate of Registered Title, which document must be submitted to Council together with the diagrams for endorsement.

Kindly note that this approval lapses unless separate registration of at least one erf, lot or piece therein is affected in the Deeds Registry within five years of the date of this letter, subject to compliance with section 21(1) of the Drakenstein By-law on Municipal Land Use Planning, 2018, read together with Section 22 of the aforementioned By-law.

Yours faithfully



**H.G. STRIJDOM**  
**MANAGER: LAND DEVELOPMENT MANAGEMENT**



**Zoning and Land Use Development Schedule**

Erf	Zone	Land Use	Area (ha)	%	No. of Units / Erven	Nett Density (Units/ha)
1-328	Conventional Housing	Dwelling House	9.53	46	328	34
329	Multi-Unit Housing	Apartment Building	3.18	15	320	101
330-357	Open Space	Private Open Space	2.69	13		
358	Community Use	Estate Facilities / Clubhouse	0.41	2		
359	Community Use	Creche	0.22	1		
360-362	Transport	Private Road	4.87	23		
Total			20.91	100	648	

Figure A - H represents Erf 1 a subdivided portion of the consolidated erf.



Notes:

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**tv3** ARCHITECTS  
TOWN PLANNERS  
URBAN DESIGNERS

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# Paarl Valleij Lifestyle Estate


Drawing:		Plan no.:	
Erf 1 Zoning & Subdivision Plan		5	
Date:	Scale:		
12/10/2022	1:2500 (A2)		
Project no.:	Drawn:	Checked:	
P3354	WH	MW	

**DRAKENSTEIN MUNICIPALITY**

This subdivision/consolidation/amendment of subdivision has been approved in terms of Section 60(a) of the Drakenstein By-law on Land Use Planning, 2015, subject to the conditions as set out in the following letter of approval:

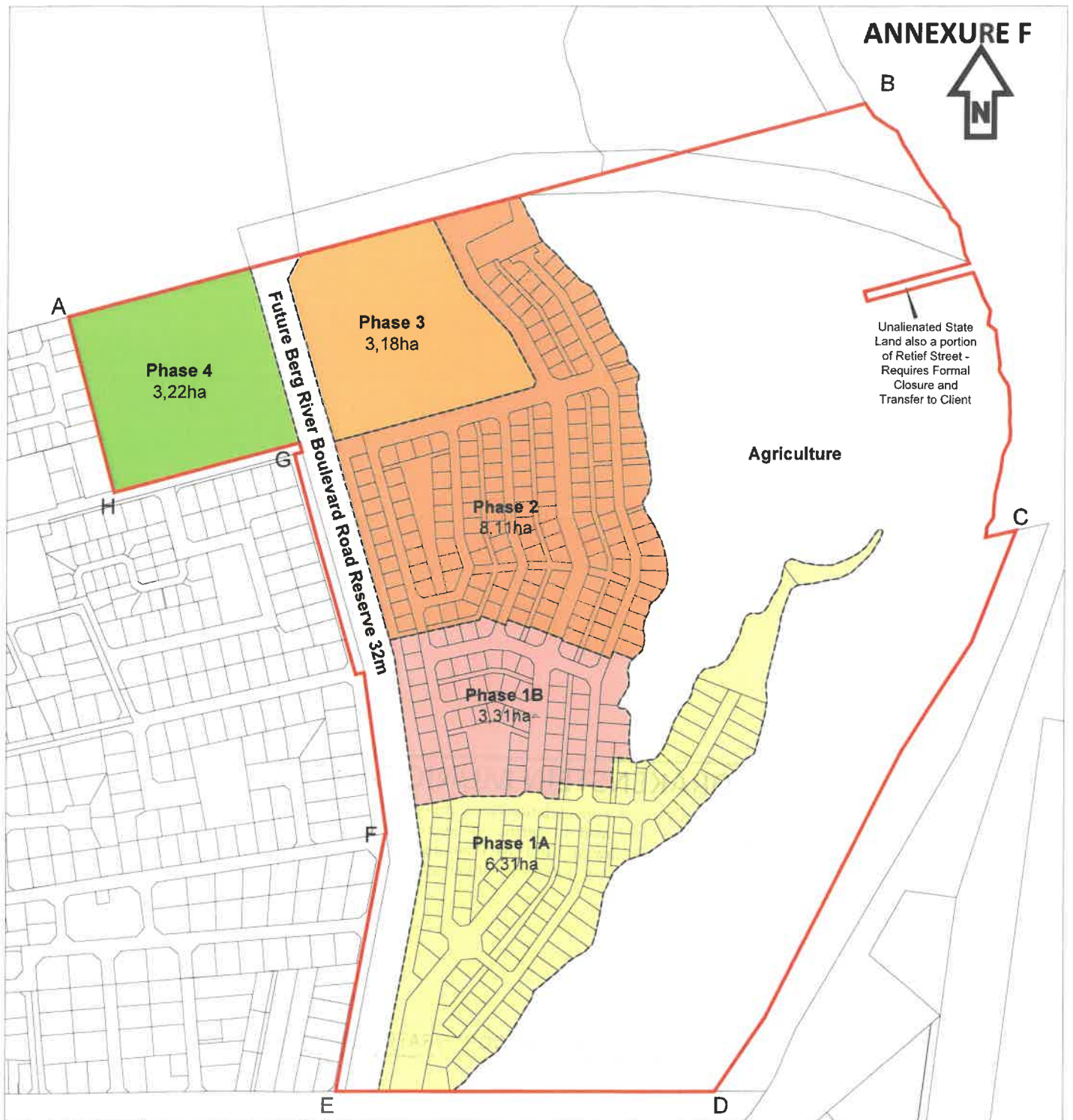
Ref: 15/4/1 (15219) P

Date: 02 December 2022

 HG Strijdom

EXECUTIVE DIRECTOR: CORPORATE SERVICES





Zoning and Land Use Development Schedule				
Phase	Zone	Land Use	No. of Units / Erven	Area (ha)
1A	Conventional Housing	Dwelling House	100	6.31ha
	Community Use	Estate Facilities / Clubhouse		
	Open Space	Private Open Space		
	Transport	Private Road		
1B	Conventional Housing	Dwelling House	64	3.31ha
	Open Space	Private Open Space		
	Transport	Private Road		
2	Conventional Housing	Dwelling House	164	8.11ha
	Community Use	Creche		
	Open Space	Private Open Space		
	Transport	Private Road		
3	Multi-Unit Housing	Apartment Building	320	3.18ha
4	Agricultural	Agriculture	0	3.22ha
Total			648	24.12ha

Figure A - H represents the consolidated application erf.

Notes:

\* All areas and dimensions are approximate and should be verified by a professional land surveyor.

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# Paarl Valleij Lifestyle Estate


Drawing:		Plan no.:	
Phasing Master Plan		6	
Date:	13/10/2022	Scale:	1:2500 (A2)
Project no.:	P3354	Drawn:	WH
		Checked:	MW

**DRAKENSTEIN MUNICIPALITY**

This subdivision/consolidation/amendment of subdivision has been approved in terms of Section 60(a) of the Drakenstein By-law on Land Use Planning, 2015, subject to the conditions as set out in the following letter of approval:

Ref: 15/4/1 (15219)P

Date: 02 December 2022

 HG Strijdom

EXECUTIVE DIRECTOR: CORPORATE SERVICES









# DRAKENSTEIN

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Civic Centre, Berg River Boulevard, Paarl 7646

Col no: 1602919  
Enquiries: J. Daniels  
Tel no: (021) 807 4581  
Date: 19 July 2022

JD/JA  
15/4/1 (15219) P

TV3 Architects & Town Planners  
La Gratitude Office Building  
97 Dorp Street  
**STELLENBOSCH**  
7600

Email: [Thys@tv3.co.za](mailto:Thys@tv3.co.za)

Sir

**APPEAL: APPLICATION FOR CONSOLIDATION, REZONING, SUBDIVISION, REMOVAL OF RESTRICTIVE TITLE DEED CONDITION AND EXEMPTION OF SUBDIVISION: ERF 15219 AND OTHERS PAARL (PAARL VALLEIJ LIFESTYLE ESTATE)**

I refer to my even-numbered letter dated 17 December 2021 and have to inform you that Council's Land Use Planning Appeal Authority on 1 July 2022, resolved to partially dismiss the appeals lodged by Messrs B Esterhuysen on behalf of various surrounding landowner signatories within the received petition, Ward 17 ward committee comment, T Pretorius, C Claassens, M Botha, W Kriel, M Hammer, C Hammer and B Pape, therefore: –

- 1.1 **Final approval** has now been granted in terms of Section 90(1)(a) of the Drakenstein By-law on Municipal Land Use Planning, 2018, for the following:
- 1.2 Consolidation of Erven 154, 155, 156, 157, 80, 103, 105, 81, 123, 139, 158, 159, 7167, 4747, 15219, 24, 152 and 8709 Paarl in order to form one new land unit measuring  $\pm 52.96$  ha in extent, as indicated on the Consolidation Plan drawn by TV3 Architect and Town Planners (Plan No. 3 dated 06/04/2021) bearing my Council's stamp of approval dated 19 July 2022 (**Annexure C**);
- 1.3 Rezoning of the consolidated properties ( $\pm 52.96$  du/ha) from Agriculture Zone to Subdivisional Area, in order to make provision for the Residential Lifestyle Estate with a gross density of  $\pm 35$  du/ha;

2./...

- 1.4 Subdivision of the newly created land unit into six (6) erven/portions, as indicated on the Master Zoning and Subdivision Plan drawn by TV3 Architects and Town Planners (Plan No. 4 dated 06/04/2021) (**Annexure D**), bearing my Councils stamp of approval dated 19 July 22 as follows:

Erf	Zone	Land Use	Area (ha)
1	Subdivisional Area	Residential Lifestyle Estate	±20.92
2-3	Agricultural Zone	Agriculture	±29.03
4-6	Transport Zone	Public Road	±3.01
<b>Total</b>			<b>±52.96</b>

- 1.5 Subdivision of Erf 1 (±20.92 du/ha) into 360 erven/portions, in order to allow for the Paarl Valleij Lifestyle Estate precinct to be developed at a gross density of ±35 du/ha, as indicated on amended Erf 1 Zoning and Subdivision Plan, drawn by TV3 Architects and Town Planners (Plan No. 5 dated 21/04/2022, bearing my Council's stamp of approval date 19 July 2022 (**Annexure E**) as follows:

<i>Erf</i>	<i>Zone</i>	<i>Land Use</i>	<i>Area (ha)</i>	<i>%</i>	<i>No. of Units/Erven</i>	<i>Nett Density (units/ha)</i>
1 - 328	<i>Conventional Housing</i>	<i>Dwelling House</i>	9.48	45	328	35
329	<i>Multi-Unit Housing</i>	<i>Apartment Building</i>	3.19	15	320	100
330 - 356	<i>Open Space</i>	<i>Private Open Space</i>	2.82	13		
357	<i>Community Use</i>	<i>Estate Facilities/Clubhouse</i>	0.41	2		
358	<i>Community Use</i>	<i>Crèche</i>	0.24	1		
359 - 360	<i>Transport</i>	<i>Private Road</i>	4.79	23		
<b>TOTAL</b>			<b>20.92</b>	<b>100</b>	<b>648</b>	



- 1.6 The subdivisions take place largely in accordance with the respective subdivision plans **(Annexure D and amended Annexure E)** respectively;
  - 1.7 The conditions laid down in Council's provisional approval letter dated 17 December 2021, be adhered to, in so far as it relates to the revised development proposal;
  - 1.8 Removal of restrictive title deed special condition contained in Title Deed No. T20062/2017 and T8666/1911 respectively applicable to Erf 105 Paarl, stipulating "That the aforesaid piece of land shall be mutually used by Izak Abraham Perold and the Appearer's Constituent and their respective successors in title as a road exclusively".
  - 1.9 It is be certified in terms of Section 24 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, that the following servitudes be exempted from the provisions of Sections 15 and 20 to 23 of the Drakenstein By-law on Municipal Land Use Planning, 2018, as indicated on Erf 1 Zoning and Subdivision Plan drawn by TV3 Architects and Town Planners (Plan No. 5 dated 06/04/2021) and Exemptions Plan (Plan No. 7 dated 25/11/2019) respectively, dated 19 July 2022, for the following:
    - (a) Internal storm water servitudes over Erf 1; and - The subdivision of Remainder Erf 8709 into two portions, Erf 24 into two portions and 152 into two portions, being Portions A, B and C respectively for public road purposes.
2. The approvals granted in Paragraphs 1.1-1.5 above are subject to the conditions laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
- 2.1 This approval applies only to the application in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements;
  - 2.2 Any amendments to the application are subject to the relevant approval;
  - 2.3 No new buildings are to be erected or existing structures altered without the approval of building plans by Council;
  - 2.4 The subdivisions take place largely in accordance with the respective subdivision plans **(Annexure D and Annexure E)**, respectively;
  - 2.5 Only 100 erven in Phase 1 may be developed at this stage, until such time that the proposed Berg River Boulevard extension is constructed or until the Drakenstein Municipality: Civil Engineering Services Division and Electro Technical Engineering Division is satisfied with concerns regarding the traffic reticulation and electrical supply, respectively;

- 2.6 The landscaping throughout the development must take place largely in accordance with the Landscaping Site Plan drafted by Uys and White Landscape Architects **(Annexure I already in your possession)**;
- 2.7 Detailed site development plans must simultaneously be submitted with an application for street names for each phase, to the Manager: Land Use Planning and Surveying, before the submission of building plans, for approval”;
- 2.8 A Master Site Development plan for the entire development must be submitted once each of the site development plans for each phase is approved for approval purposes.
- 2.9 Detailed architectural guidelines must be submitted to the Manager: Land Use Planning and Surveying, for approval, in alignment with the phased developments;
- 2.10 The developer must ensure that all the necessary measures should be put in place, within habitable buildings, to ensure that the indoor air quality is not affected by emissions from normal agricultural activities;
- 2.11 The developer must ensure that the increased traffic flow from the development during construction phase does not create disturbance for the existing surrounding residents;
- 2.12 Consideration of the following water conservation measures must be given: Rainwater harvesting, grey water recycling and similar technical enhancements such as low flow shower heads, dual flush toilets and water-wise gardens;
- 2.13 No developer or homeowner’s association will be allowed to buy electricity in bulk from the municipality and in turn resell electricity to residential consumers within their respective residential developments;
- 2.14 The sale of electricity to individual residential consumers within the development remain the sole responsibility of the municipality;
- 2.15 A Masters Home Owner’s Association must be established and be submitted to the Manager: Land Use Planning and Surveying for approval, for all inter alia maintenance of internal services, bulk services accounts and homogeneous development control, prior to the transfer of the first erf. All owners in the group housing scheme must become and remain members of the Home Owner’s Association (This clause to be inserted in the Constitution);
- 2.16 Adherence to the conditions laid down by Drakenstein Municipality: Civil Engineering Services Division in its memorandum with referenced 15/4/1 (15219) P (1846) dated 22 October 2021 **(Annexure T already in your possession)**;

- 2.17 Adherence to the conditions laid down by Drakenstein Municipality: Electro Technical Engineering Services Division in its memorandum with referenced 157, 154, 155, 156, 80, 103, 105, 81, 123, 139, 158, 159, 7167, 14747 and 15219 dated 19 November 2021 **(Annexure U already in your possession)**;
  - 2.18 Adherence to the conditions laid down by Drakenstein Municipality: Heritage Resource Sub-Section in its memorandum with referenced 15/4/1 (15219) P dated 11 August 2021 **(Annexure X already in your possession)**;
  - 2.19 Adherence to the conditions laid down by Drakenstein Municipality: Environmental Management in its memorandum with reference referenced 15/4/1 (15219) P dated 04 August 2020 **(Annexure V already in your possession)**;
  - 2.20 The developer be responsible to, at own cost, provide street name boards, kerbside signs and street number signage to the satisfaction of the Drakenstein Municipality: Civil Engineering Services Division;
  - 2.21 Should the applicant fail to comply with any of the conditions laid down, then council reserves the right to impose further future conditions.
3. The applicant must take cognisance of the following:
- 3.1 Environmental Authorisation received from the Department of Environmental Affairs and Development Planning **(Annexure O already in your possession)**;
  - 3.2 The comments received from the Department of Transport and Public Works **(Annexure Q already in your possession)**;
  - 3.3 The comments received from Heritage Western Cape **(Annexure R already in your possession)**;
  - 3.4 The comments received from The Department of Agriculture, Land Reform and Rural Development **(Annexure P already in your possession)**;

Kindly note that this approval lapses unless separate registration of at least one erf, lot or piece therein is affected in the Deeds Registry within five years of the date of this letter, subject to compliance with section 21(1) of the Drakenstein By-Law on Municipal Land Use Planning, 2018, read together with Section 22 of the aforementioned by-law.

It should also be noted that the Surveyor-General will, when approving the diagram of the newly created erven, indicate on the back thereof by means of a rubber stamp, the date and reference number of this approval. The Registrar of Deeds will not register the separate registration of the erven until the application for Certificate of Registered Title or Power of Attorney has been endorsed by Council.

This endorsement will be given on submission of proof that the conditions of establishment, as set out herein, have been complied with.

Furthermore, any special conditions of title hereby imposed must be quoted in the relevant Power of Attorney or application for Certificate of Registered Title, which document must be submitted to Council together with the diagrams for endorsement.

Kindly note that this approval lapses unless separate registration of at least one erf, lot or piece therein is affected in the Deeds Registry within five years of the date of this letter, subject to compliance with section 21(1) of the Drakenstein By-law on Municipal Land Use Planning, 2018, read together with Section 22 of the aforementioned By-law.

Yours faithfully



**H.G. STRIJDOM**  
**MANAGER: LAND DEVELOPMENT MANAGEMENT**



Notes:

# ANNEXURE C

Figure A - H represents a consolidated erf comprised of Erven 80, 103, 105, 123, 154 to 159, 7167, 14747 & 15219, Paarl.



Notes:

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## Paarl Valleij Lifestyle Estate

Drawing:	Proposed Consolidation Plan		Plan no.: 3
Date:	06/04/2021	Scale:	1:2500 (A2)
Project no.:	P3354	Drawn:	Checked:
		WH	MW




**DRAKENSTEIN MUNICIPALITY**

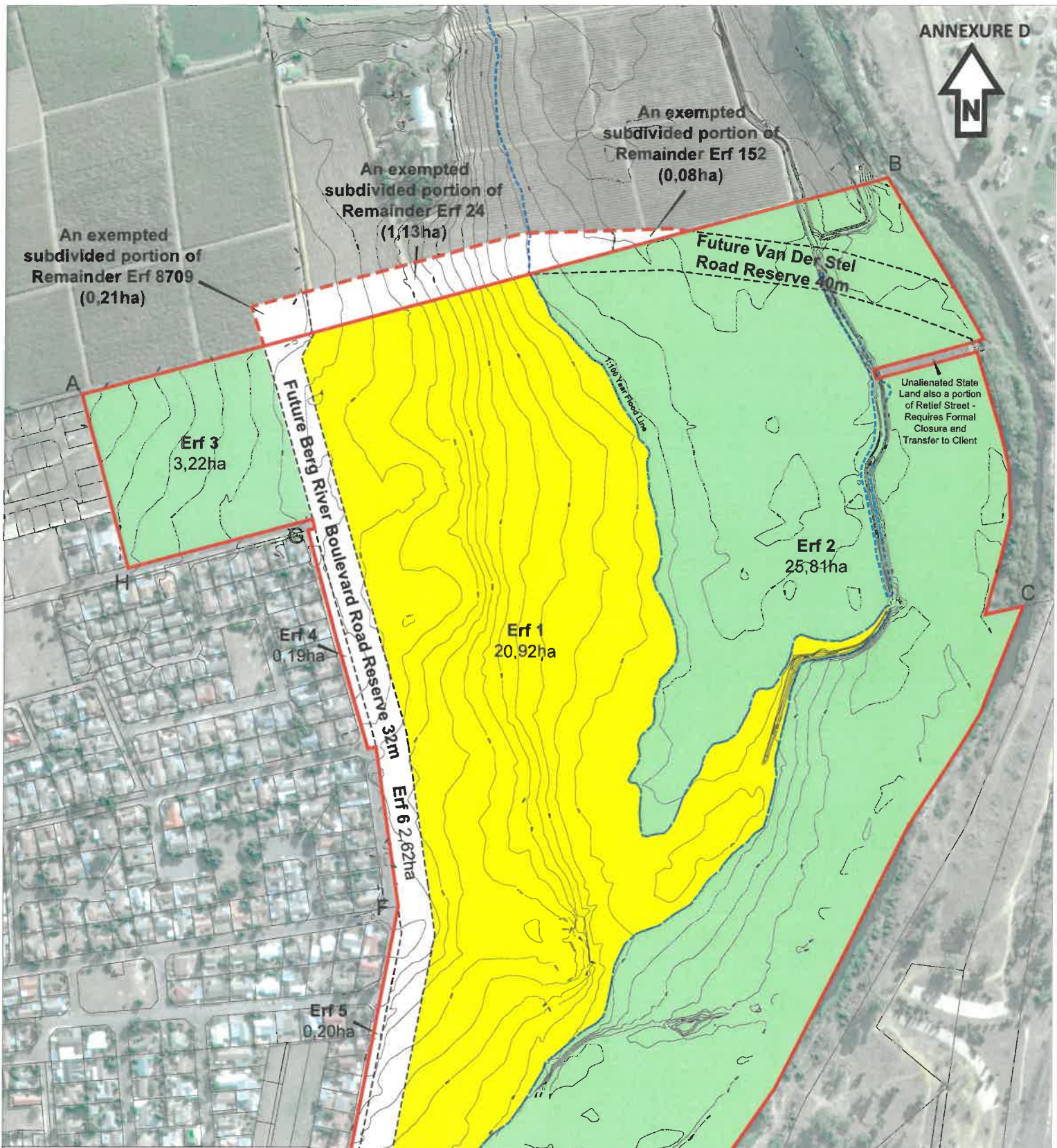
This subdivision/consolidation/amendment of subdivision has been approved in terms of Section 60(a) of the Drakenstein By-law on Land Use Planning, 2018, subject to the conditions as set out in the following letter of approval:

Ref: 15/41 (15219) Paarl .....

Date: 19 July 2022 .....

 .....

**EXECUTIVE DIRECTOR: CORPORATE SERVICES**



**Zoning and Land Use Development Schedule**

Erf	Zone	Land Use	No. of Units / Erven	Area (ha)
1	Subdivisional Area	Dwelling House	314	20,92ha
		Flat / Apartment	445	
		Clubhouse	1500m <sup>2</sup> GFA	
		Creche	1000m <sup>2</sup> GFA	
		Private Open Space		
		Private Road		
2-3	Agricultural Zone	Agriculture		29,03ha
4-6	Transport	Public Road		3,01ha
<b>Total</b>			<b>759</b>	<b>52,96ha</b>

Figure A - H represents the consolidated application erf.

**Notes:**

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Drawing:	Master Zoning & Subdivision Plan		Plan no.:	4	
Date:	06/04/2021	Scale:	1:2500 (A2)		
Project no.:	P3354	Drawn:	WH	Checked:	MW

**DRAKENSTEIN MUNICIPALITY**

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Ref: C15/41 (15219) Paarl

Date: 19 July 2022



EXECUTIVE DIRECTOR: CORPORATE SERVICES





**Zoning and Land Use Development Schedule**

Erf	Zone	Land Use	Area (ha)	%	No. of Units/ Erven	Nett Density (Units/ha)
1 - 328	Conventional Housing	Dwelling House	9.48	45	328	35
329	Multi-Unit Housing	Apartment Building	3.19	15	320	100
330 - 356	Open Space	Private Open Space	2.82	13		
357	Community Use	Estate Facilities / Clubhouse	0.41	2		
358	Community Use	Creche	0.24	1		
359 - 360	Transport	Private Road	4.79	23		
<b>Total</b>			<b>20.92</b>	<b>100</b>	<b>648</b>	

Figure A - H represents Erf 1 a subdivided portion of the consolidated erf.

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**DRAKENSTEIN MUNICIPALITY**

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Ref: 15/4/1 (15219) Paarl

Date: 19 July 2022

 HG Strijdom  
EXECUTIVE DIRECTOR: CORPORATE SERVICES