DRAKENSTEIN
MUNISIPALITEIT • MUNICIPALITY • UMASIPALA
Paarl | Wellington | Gouda | Saron | Simondium

+27 21 807 4500
www.drakenstein.gov.za
customercare@drakenstein.gov.za
Civic Centre, Berg River Boulevard, Paarl 7647

Enquiries: C v/d Bank
Contact Number: 021 8074832
Reference: 15/4/1(1634) VDV
Date: 28 October 2026

CB/JA

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

Email: Thys@tv3.co.za

Sir

APPLICATION FOR REZONING OF A PORTION OF ERF 1634 VAL DE VIE FOR COMMUNITY USE PURPOSES (RECREATIONAL FACILITY)

Your above-mentioned application (Collaborator Reference 2406525) refers.

1. **Approval** has been granted in terms of Section 60(1)(a) of the Bylaw on Municipal Land Use Planning, 2018, for the following:

   1.1 **Rezoning** of *a Portion of Erf 1634 Val de Vie measuring ±3.867 ha* from "Multi-Unit Housing Zone" to "Community Use Zone", thereby establishing a split zoning over the erf, for developing recreational and sport facilities and any other uses and/or associated buildings, in accordance with the Site Development Plan drawn by LED by Light Architects, Project No 25-125 dated 2026-06-22, (**Annexure A**) and as illustrated in the table below:

Erf 1634 Val de Vie		
Zoning	**Size**	**Land Use**
Multi-Unit Housing Zone	±9.9853	120 Group Housing Units
Community Use Zone	±3.8672 ha	• Open Space • Clubhouse and/or Restaurant (<250m$^{2)}$ • Outdoor sport
Total	±13.8525 ha	

2. The approvals mentioned in paragraph 1.1 be subject to the following conditions, laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:

2.1 Adherence to the conditions set by the Drakenstein Municipality: Civil Engineering Services Division as set out in its memorandum 15/4/1 (1634) VDV (2320) dated 27 March 2026, **(Annexure E & F)**;

2.2 Adherence to the conditions set by the Drakenstein Municipality: Electro Technical Services Division as set out in its memorandum 8/2/5-1634 dated 15 August 2026, **(Annexure G)**;

2.3 The total floor area of a single storey club house and/or restaurant may not exceed 25% of the floor area of the building, to a maximum of ±250m² and shall be related to or serve the patrons recreational facilities.

2.4 The Body Corporate of Erf 1634 Val de Vie and the homeowner's association of Val de Vie shall determine any limitations to the operating hours and number of occupants on the site, if necessary.

2.5 A refuse area shall be provided to the satisfaction of the municipality.

2.6 No trees or any type of structures may be erected under or near any new or existing electrical infrastructure according to the necessary legislative requirements.

2.7 Should the applicant fail to comply with any of the above-mentioned conditions of approval, the Municipality reserves the right to impose further conditions in future if deemed necessary or instruct the owner to cease the activity by issuing a compliance notice in accordance with the Municipal Planning Bylaw.

3. The following be regarded as the reasons for the decision:

3.1 A transparent and fair process was followed in processing the application in accordance with the Land Use Planning Bylaw, 2018. No objections were received during the public participation period.

3.2 The Val de Vie Winelands Homeowners Association resolved to support the application.

3.3 Erf 1634 is traversed by a 31 m wide Electric Power Transmission Servitude (per S.G. Diagram 56/2012, D/S K611/2014). The servitude is acknowledged and duly accommodated in the Site Development Plan layout, and the developer will comply with all Eskom standards.

3.4 The proposed development is supported from a town planning perspective, as it will provide recreational amenities for members of the private estate. Landscaped buffers are proposed along the outer edges of the recreational area to soften the interface with adjoining land uses and the servitude corridor, while reinforcing the facility's open, parkland character. Walkways will connect the clubhouse, courts, sports field and dog park, integrating these amenities into the estate's non-motorised movement network.

3.5 The application is supported by the internal departments, and it has been confirmed that capacity for water, sewer and electrical networks is available to serve the facilities.

Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority in terms of Section 79(3) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, by any person whose rights are affected by the decision, within 21 days from the date of registration of the letter.

This approval is therefore suspended until further notice. The applicant is required to notify (Val de Vie Homeowners Association, representing the members of the estate) of the application during the public participation process of their right of appeal – proof of notification must be provided. The appeal procedures are set out in Section 80 of the above-mentioned Bylaw (attached).

The approval letter be displayed on the notice boards of the municipal offices and libraries and be posted on the official municipal website.

Yours faithfully

H. G. STRIJDOM
SENIOR MANAGER: LAND DEVELOPMENT MANAGEMENT

ANNEXURE E

DRAKENSTEIN
MUNISIPALITEIT • MUNICIPALITY • UMASIPALA
Paarl | Wellington | Gouda | Saron | Simondium

+27 21 807 4500
www.drakenstein.gov.za
Registry@drakenstein.gov.za
Civic Centre, Berg River Boulevard, Paarl 7647

Memo

To:	EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICES **(ATTENTION: C. VAN DER BANK)**
From:	EXECUTIVE DIRECTOR: ENGINEERING SERVICES
Enquiries:	LH. SMITH
Collaborator number:	**2406525**
Reference number:	15/4/1 (1634) VDV (3140)
Date:	07 September 2026
Subject:	**APPLICATION FOR REZONING COMMUNITY USE ZONE AND SITE DEVELOPMENT PLAN APPROVAL: ERF 1634 VAL DE VIE ESTATE, PAARL**

These conditions will be subject to review by the Engineering Services Department upon receipt of Civil and/or building plans for approval. This may require all the studies carried out for the proposed development to be updated and revised accordingly, which shall include compliance with the latest legislation, amended legislation, latest or amended standards and revised master planning.

The aforementioned is based on the possibility of changes in the physical environment in respect of engineering infrastructure between date of issuing of conditions and actual building/construction being imminent, which may impact on available relevant infrastructure capacities as at time of initial issuing of conditions.

It must be noted that this Department has no objection to the proposed Site Development Plan for the current application. As such, the conditions contained in our previous memorandum dated 21 March 2026 Reference number: 15/4/1 (1634) VDV (2320), issued in respect of the approved Site Development Plan for Erf 1634, shall remain applicable to this application, where relevant.

LH Smith
SENIOR MANAGER: INFRASTRUCTURE MANAGEMENT
I:\INFRASTRUCTURE MANAGEMENT\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2026\Comments\Erf 1634, Val de Vie - Application for Recreational Node_SDP.docx
LHS/mb

DRAKENSTEIN
MUNISIPALITEIT • MUNICIPALITY • UMASIPALA
Paarl | Wellington | Gouda | Saron | Simondium

+27 21 807 4500
www.drakenstein.gov.za
Registry@drakenstein.gov.za
Civic Centre, Berg River Boulevard, Paarl 7647

ANNEXURE F

Memo

To:	EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICES **(ATTENTION: C. VAN DER BANK)**
From:	EXECUTIVE DIRECTOR: ENGINEERING SERVICES
Enquiries:	LH. SMITH
Collaborator number:	
Reference number:	15/4/1 (1634) VDV (2320)
Date:	27 March 2026
Subject:	**APPLICATION FOR SITE DEVELOPMENT PLAN (SDP) APPROVAL: ERF 1634 VAL DE VIE**

These conditions will be subject to review by the Engineering Services Department upon receipt of Civil and/or building plans for approval. This may require all the studies carried out for the proposed development to be updated and revised accordingly, which shall include compliance with the latest legislation, amended legislation, latest or amended standards and revised master planning.

The aforementioned is based on the possibility of changes in the physical environment in respect of engineering infrastructure between date of issuing of conditions and actual building/construction being imminent, which may impact on available relevant infrastructure capacities as at time of initial issuing of conditions.

NOTE: This comment covers a number of disciplines and each section needs to be dealt with by a competent specialist in that field co-ordinated by the consultant managing the application. No correspondence will be entered into with individual consultants.

THE FOLLOWING CONDITIONS WILL APPLY

1 STREETS & TRAFFIC

1.1 Any new roads/streets and accesses will be the responsibility of the developer, including all internal and bulk connectors;

1.2 Any alterations to the existing road network will be the responsibility of the developer which includes design, approval and construction of any additional traffic control and or traffic calming measures; and

1.3 ***The developer shall submit an updated Traffic Impact Statement (TIS) prior to the approval of any building or civil engineering plans.***

2 STORM WATER

2.1 No development is allowed within the 1:50 year flood line and any construction within the 1:100 year flood line must be 1m above the 1:100 year flood line.

2.2 Any new storm water networks will be the responsibility of the developer, including all internal and bulk connectors;

2.3 Pollution control measures to mitigate chemical and solid pollution must be provided at inlet and outlet structures as may be relevant;

2.4 Only pre-development run-off of a 1:2 year storm event will be accepted into the existing system. Provision must be made to accommodate the detention of run-off for a 1:50 year storm event; and

2.5 Provision must be made for an effective rainwater harvesting system to be planned and designed for all roof water. The volume of the storage facilities should be based on $0.02m^3/m^2$ roof area.

3 WATER

3.1 ***The developer shall be responsible to implement the findings of the GLS report dated 11 February 2026;***

3.2 The development will be provided with a bulk metered connection at actual cost;

3.3 All individual portions must be provided with a separate water connection and a separate water meter to municipal specifications;

3.4 All the metered connections must be installed one meter inside the erf boundary of each portion;

3.5 Water saving devices shall be installed in toilets, bathrooms and basins; and

3.6 Any existing system that is to remain shall be upgraded to minimum municipal standards.

4 WASTEWATER SERVICES

4.1 ***The developer shall be responsible to implement the findings of the GLS report dated 11 February 2026;***

4.2 All individual portions must be provided with a separate wastewater connection, installed one meter inside the erf boundary of each portion;

4.3 A connection manhole must be constructed where the connection point terminates to a maximum depth of 800mm; and

4.4 All the connections must be installed one meter inside the erf boundary of each portion; and

4.5 Any existing system that is to remain shall be upgraded to minimum municipal standards.

5 SOLID WASTE

5.1 The Municipality undertakes, after the proclamation of the development, to remove household refuse in accordance with its by-laws and shall make its own arrangements with the occupants of home owner's organisation/body corporate in the development, for the removal of such household refuse;

5.2 The refuse collection will form part of the greater Val de Vie collection system; and

5.3 The Developer shall indemnify the Municipality from any damages caused as a result in rendering the refuse removal service; and

6 DEVELOPMENT CHARGES

6.1 Based on the information provided in the application, the Development Charge payable by the developer is **R6,509,739.00 (Excl VAT)**. The levy is valid until **30 June 2026** where after a new calculation is required. The value has been calculated as follows:

6.1.1 Water = R1,535,871.00
6.1.2 Sewer = R1,024,299.00
6.1.3 Roads =R3,247,798.00
6.1.4 Stormwater = R0.00
6.1.5 Solid Waste = R701,772.00

6.2 The developer is required to contribute an additional 10% charge, as may be determined from time to time. over and above the Development Contribution towards the upgrading of the R301.

7 GENERAL

7.1 ***When at any stage in future the municipality is required to take over ownership and maintenance of civil infrastructure, it will be the responsibility of the property owners to ensure all water and waste water connections adhere to municipal standards and by-laws;***

7.2 The current services agreement must be review and agreed upon, prior to the start of construction, where in shall be detailed the apportionment of funding of any new works common

to the area, including but not limited to road network upgrading, sewerage treatment works upgrading, bulk water supply upgrading, sewage network upgrading;

7.3 The developer is responsible for the payment of a Developers Charge (water, sewer, stormwater, solid waste and roads) which can be discounted against the bulk service cost needed for the development;

7.4 The developer is responsible for the funding of all connections to the bulk services and all internal works;

7.5 The findings of the bulk service capacity analysis carried out by councils consultant GLS Engineers, needs to be implemented simultaneously with the development;

7.6 All of the works, including but not limited to; roads, stormwater, water, sewers, landscaping, irrigation, etc. shall be designed by a suitably registered (ECSA registration for the civil works and SACLAP registration for the landscaping) person and any such works shall be constructed under supervision of such registered person. All such design plans shall be submitted to the Civil Engineering Services Department of Drakenstein Municipality for approval prior to the commencement of construction;

7.7 The whole of the works shall fall under the control of a single project manager;

7.8 The municipality shall be represented at all site meetings for the duration of the construction of the works and to this end timeous notification of such meetings shall be supplied to the Civil Engineering Services Department;

7.9 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;

7.10 Where applicable all water network, (downstream of the valve immediately upstream of the bulk water meter, upstream of the connection to the existing system or intersection point with the existing road), sewer network, stormwater network and road network components shall be a private combined system and shall be indicated as such on all documents and plans;

7.11 All private combined systems (including but not limited to water, sewer, stormwater, roads, irrigation, etc.) shall be the joint and several responsibility (including but not limited to the administration of the joint account and operation and maintenance of the system) of the members of the homeowners association/body corporate and must be noted as such in any constitution of any such body and any such constitution must be submitted for approval by council. This constitution shall be notarially linked to each separate title deed;

7.12 A comprehensive operational infrastructure management plan shall be drawn up and submitted for approval by the Civil Services Department;

7.13 A set of accurate as-built drawings as per Drakenstein Municipality: Civil Engineering Department's Standards must be submitted at the practical completion inspection; and

7.14 The above conditions are to be complied with in stages.

7.14.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;

7.14.2 Requirements associated with the completion of construction, development charges, as-built drawings, maintenance management plans, agreements, etc. These will be complied with prior to the transfer of any subdivided erf within the development property or occupation of any property/building in the phase; and

7.14.3 Proof of compliance for the requirements associated with long term operations must be available on request.

LH Smith

SENIOR MANAGER: INFRASTRUCTURE MANAGEMENT

\\Fseng\eng\DATA\INFRASTRUCTURE MANAGEMENT\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2026\Comments\Erf 1634, Val de Vie - Application for SDP Approval amended.docx

LHS/

DRAKENSTEIN MUNICIPALITY DEVELOPMENT CHARGES CALCULATOR

Development Charges Summary

Home

Erf Number of Development:	1634 ; 0 ; 0
Physical Address:	1 VdV Val de Vie 7646
Municipal Area:	Paarl, Mbekwini, Wellington
Municipal Valuation of Property:	R 1
Owner:	Evergreen Holdings Two
Owner ID No:	0

Existing

Land Use	Unit	Usage	Land Area developed with Land Use (m²)	CALCULATED EXISTING DEMAND					
				Water (kL/day)	Sanitation (kL/day)	Stormwater (c.ha)	Solid Waste (tonnes/wk)	Roads (trips/pk hr)	Electricity (kVA)
Single Residential stand area <500m2(Med/ High income)	erf	0	37469	0.00	0.00	1.50	0.00	0.00	
Single Residential stand area >500m2(Med/ High income)	erf	0	30995	0.00	0.00	1.24	0.00	0.00	
Sports, Recreation & Parks	ha	7.0059	70059	105.09	3.50	0.70	14.01	0.00	
TOTAL				105.09	3.50	3.44	14.01	0.00	

EXISTING DEVELOPMENT CHARGE PER SERVICE					
Water	Sanitation	Stormwater	Solid Waste	Roads	Electricity
R -1,348,391	R -40,820	R -1,047,132	R -1,638,848	R -	

New

Land Use	Unit	Usage	Land Area developed with Land Use (m²)	CALCULATED NEW DEMAND					
				Water (kL/day)	Sanitation (kL/day)	Stormwater (c.ha)	Solid Waste (tonnes/wk)	Roads (trips/pk hr)	Electricity (kVA)
Single Residential stand area <500m2(Med/ High income)	erf	81	37469	72.90	56.70	1.50	4.05	121.50	
Single Residential stand area >500m2(Med/ High income)	erf	39	30995	46.80	31.20	1.24	1.95	58.50	
Sports, Recreation & Parks	ha	7.0059	70059	105.09	3.50	0.70	14.01	0.00	

NEW DEVELOPMENT CHARGE PER SERVICE					
Water	Sanitation	Stormwater	Solid Waste	Roads	Electricity
R 2,884,261	R 1,065,110	R 1,047,132	R 2,360,620	R 2,247,708	

TOTAL			224.79	92.40	3.44	20.01	180.00			

DEVELOPMENT CHARGE PER SERVICE	R 1,535,871	R 1,024,299	R -	R 701,772	R 3,247,798
EXEMPTIONS PER SERVICE (%)	0%				
VALUE APPLICABLE EXEMPTIONS	R -	R -	R -	R -	R -
DEVELOPMENT CHARGE PER SERVICE WITH EXEMPTIONS	R 1,535,871	R 1,024,299	R -	R 701,772	R 3,247,798

Provide reasons for applying exemptions:

Provide reasons for applying credits:

APPLICABLE CREDITS (%)	0%
APPLICABLE CREDITS (R)	R 0
TOTAL DEVELOPMENT CHARGE PAYABLE (EXCLUDING VAT)	R 6,509,739
VAT (15%)	R 976,461
TOTAL DEVELOPMENT CHARGE PAYABLE (INCLUDING VAT)	R 7,486,200

Application Processed by:	LH Smith
Signature:	
Date:	27-Mar-26
Payment Received (R):	
Date Payment Received:	
Receipt Number:	

	Single Residential stand area < 500m2(Med/ High Income)	Single Residential stand area > 500m2(Med/ High Income)	Sports, Recreation & Parks		
Description of existing land use					
	-	-	-	-	-

	Single Residential stand area < 500m2(Med/ High Income)	Single Residential stand area > 500m2(Med/ High Income)	Sports, Recreation & Parks	-	-
		#REF!			
Description of proposed land use	-	-	-	-	-
	#REF!				

DRAKENSTEIN
MUNISIPALITEIT • MUNICIPALITY • UMASIPALA
Paarl | Wellington | Gouda | Saron | Simondium

ANNEXURE G

+27 21 807 4500 +27 21 872 8054
www.drakenstein.gov.za
records@drakenstein.gov.za
Civic Centre, Berg River Boulevard, Paarl 7646

Memo

To:	Senior Manager: Land Development Management For attention: H Strijdom/C van der Bank/E Cyster
From:	Manager: Planning and Customer Services
Enquiries:	L Laing
Reference number:	8/2/5_1634
Date:	15 August 2026
Subject:	**APPLICATION FOR SITE DEVELOPMENT PLAN APPROVAL, VAL DE VIE, ERF 1634, PAARL**

Time Limit on Conditions: These conditions will be limited to a period of one (1) year from the date as on the covering memo from this department. After this period a re-application must be submitted for approval by this department.

1. INFORMATION REQUIRED/OUTSTANDING

   1.1. None.

2. THE FOLLOWING CONDITIONS WILL APPLY

   2.1. Only one service cable connection per erf is allowed.
   2.2. No trees or any type of structures may be erected under or near any new or existing electrical infrastructure according to the necessary legislative requirements.
   2.3. All electrical equipment shall comply with Drakenstein Municipality standards and have twenty-four-hour access for maintenance purposes. Access to the existing Kliprug substation must be available for abnormal heavy duty trucks prior to perform maintenance or network upgrading.
   2.4. The developer will be responsible for all cost in the case where he or she requests any infrastructure situated in the proposed area of interest to be moved or relocated to new proposed positions.
   2.5. The developer is required to include measures to improve energy efficiency for any additional load requirement to the existing electrical supply.
   2.6. It may be requested to register service servitudes where existing and or new infrastructure will or have been installed.
   2.7. A service level agreement between the Municipality and the owner or developer of above-mentioned erf must be arrange at Electro-Technical Engineering Department (Planning and Design division - Chief Engineering Technician).

3. GENERAL

3.1. NRS069 Network recovery cost will apply for any addition load and will be calculated according to the following as indicated in approved tariffs: **R5,933.48 per kVA (V.A.T. excluded)**. The cost as mentioned above is valid until 30 June 2027 and will escalate thereafter for each upcoming financial year which is between 1 July and 30 June.

3.2. The developer will be responsible to carry all cost of the electrical installation.

3.3. All upgrade and service costs must be paid at the Financial Services Section in cash before any service connection may be rendered.

3.4. Your attention is drawn to the following electricity by-law should the development be serviced and managed by means of private reticulation:

3.4..1. Unless authorised by the municipality, no person may sell or supply electricity supplied to his or her premises or generated by him or her under an agreement with the municipality, to any other person or persons for use on any other premises, or permit or allow such resale or supply to take place.

3.4..2. A reseller must comply with the licensing and registration requirements set out in the ERA.

3.4..3. If electricity is resold for use upon the same premises, the electricity resold must be measured by a sub meter of a type which has been approved by South African Bureau of Standards and supplied, installed and programmed in accordance with the standards of the municipality.

3.4..4. The tariff at which and the conditions of sale under which electricity is thus resold, shall not be less favourable to the purchaser than those that would have been payable and applicable had the purchaser been supplied directly with electricity by the municipality.

3.4..5. Every reseller must furnish the purchaser with monthly accounts that are at least as detailed as the relevant billing information details provided by the municipality to its electricity customers.

3.4..6. The municipality may request audited reports from resellers to prove that the above resale conditions are met. The cost to obtain audited reports will be borne by the reseller.

3.5. A private registered electrical engineer and electrical installation electrician shall be used to do all designs, installations and alterations according to SANS 10142, Occupational Health and Safety Act (Act 85 of 1993) and Drakenstein Municipal by-laws prior to the development.

3.6. A certificate of compliance and occupational certificate must be handed over to the Electro-Technical Engineering Department (Service section) on the day the service is rendered or as the case may be.

3.7. The Electro-Technical Engineering Department (Planning and Design Section) with reference to the services and conditions has no objection to this application.

Yours faithfully



L LAING
SENIOR MANAGER: ELECTRO-TECHNICAL ENGINEERING
I:BEPLAN_3\Sub_Divisions_Rezoning\202627\1634

ANNEXURE A

LEGEND

1. CLUBHOUSE AND COURTS
- A clubhouse of 150m² indoor facility that includes an open seating area, a kitchen with bistro and restrooms.
- 150m² outdoor veranda with shaded seating.
- 3 open padel courts
- 2 open pickleball courts
- The total floor area of a shop, club house, and/or restaurant may not exceed 25% of the floor area of the building, to a maximum of ±250m².

2. BIKE SKILLS TRACK
- A redesigned bicycle skills track for junior residents.

3. PARKING AREA
- New parking area providing 125 parking bays.

4. RUGBY / SOCCER FIELD
- A multi-sport field suitable for rugby and soccer.

5. DOG PARK
- A dog park comprising sections for small and large dogs.



Property Discription			
Erf / Portion	ERF 1634	Total Site Area	138,523.760 m²
		Recreational Facility Portion	38,672.521 m²
Proposed Zoning	Multi-Use Housing Zone and Community Use Zone	Suburb	Paarl Western Cape
Proposed Land Use	Outdoor Sport/Clubhouse (Recreational Facilities)		

TOWN PLANNING PARAMETERS PER DMS			
Building Height	8m maximum	Building Line street	5m
		Building Line common	5m

COVERAGE SCHEDULE
Maximum Coverage: 1000m² plus 30% of area exceeding 2000m²
Proposed Coverage: 300m² OVER 38672.521m² = 0.78%
Floor Area: 300m²

PARKING CALCULATIONS		
Outdoor Sport/Clubhouse (Recreational Facilities)	No. of Parking Bays Required	No. of Parking Bays Provided
Total	no	125

FOR MUNICIPAL SUBMISSION

COPY RIGHT RESERVED

THIS DRAWING AND ALL ASSOCIATED INFORMATION REMAINS THE PROPERTY OF LED BY LIGHT UNLESS OTHERWISE SPECIFIED.

NOTE:
ALL WORK TO BE IN ACCORDANCE WITH THE "NATIONAL BUILDING REGULATIONS" AND THE SABS 0400 MINIMUM STANDARDS SPECIFICATIONS.

ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR MANUFACTURING.

REVISIONS

suffix	date	description
1	2026-06-22	FOR MUNICIPAL SUBMISSION

LED BY LIGHT
ARCHITECTS

MARATHON HOUSE
109 JP DE JAGER DRIVE
DE BRON
CAPE TOWN
7530

021 914 2301
info@ledbylight.co.za

R.M.ROOTMAN PrArch:24750605
C.P. AGENBAG PrArch 8682
M.PRETORIUS PrArch 21427

Client
VDV Evergreen Holdings Two (Pty) Ltd

Project:
Outdoor Sport/Clubhouse
(Recreational Facilities)
ERF 1634 VAL DE VIE

Drawing Title:	scale (A1)	date
SITE DEVELOPMENT PLAN	As indicated	2026-06-22
	project no 25_125	drawing no TP01-100
checker RR	drawn RR	revision 1

2026/06/22 16:24:43