



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

CB/JA

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

Email: Thys@tv3.co.za

Sir

APPROVAL OF A SITE DEVELOPMENT PLAN FOR ERF 1634 VAL DE VIE (A PORTION OF ERF 955 VAL DE VIE)

Your above-mentioned application (Collaborator Reference 2279078) 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 Site Development Plan, for the establishment of a 120-unit Sectional Title Scheme on Erf 1634 Val de Vie, as indicated on Plan No. LA01-100 drawn by LED by LIGHT Architects, dated 19 May 2025, (**Annexure A**).
2. The approval shall 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**);
 - 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 2 November 2025, (**Annexure F**);
 - 2.3. The development shall be in accordance with the approved site development plan and approval from the Homeowners Association. Any deviation from the approved site development plan, shall be subject to approval.

- 2.4 Only one electrical cable connection per erf is allowed.
 - 2.5 Access to the existing Kliprug electrical substation must be available for abnormal heavy-duty trucks to perform maintenance or electrical network upgrading.
 - 2.6 The property owner shall be responsible for the payment of Development Charges prior to the approval of building plans.
 - 2.7 The Val de Vie Homeowners Association and Body Corporate shall indemnify the Drakenstein Municipality from any claims of nuisance, odour or noise resulting from the proximity of the development to the existing wastewater treatment facility and the Kliprug electrical substation with maintenance yard.
 - 2.8 No buildings or structures may be erected, or existing structures altered, without the approval of building plans by Council.
 - 2.9 Should the applicant fail to comply with any of the above-mentioned conditions of approval, the Council reserves the right to impose further conditions in future if deemed necessary.
3. The following be regarded as the reasons for the decision:
- 3.1 The proposed site development plan is in line with the existing land use rights and Master Plan for the area.
 - 3.2 The development of 120 residential sectional title units is consistent and compatible with the existing character of the surrounding area.
 - 3.3 The property owners are aware of the close proximity of the existing wastewater management system as well as the electrical substation and high voltage electrical network traversing the property.
 - 3.4 The application property is included within the 2025/26 approved Drakenstein MSDF urban edge and designated for urban development purposes and form part of the existing established Val de Vie Winelands Lifestyle Estate.

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 the 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 A



PAYLON POLO FIELD

CHAMPIONS POLO FIELD

ERF 1635 VAL DE VIE SOLAR FARM

ERF 1636 MUNICIPAL WASTEWATER TREATMENT PLANT FARM

ERF 1634 Evergreen Lifestyle Sectional Title

ERF 793 KLIPRUG ELECTRICAL SUBSTATION

ERF 794 KLIPRUG ELECTRICAL SUBSTATION

ERF 1638 MAINTENANCE YARD

THE YARD SECTIONAL TITLE ERF 1602

MAIN BOULEVARD

Subject to separate future application

EVERGREEN VILLAGE

Property Description			
ERF No. / 1:500	ERF No. / 1:500	Total Site Area	138203,760 m ²
Proposed Zoning	MAF - Unit Housing	Suburb	Weston Copse
Proposed Lot Size	Refer to 'Site Plan' Group Housing		
CITY	120 Houses		
TOWN PLANNING PARAMETERS PER DMS			
Density	38 du/ha	Coverage	70%
Building Height	12m (top of roof)	Building Area	3m
	building line	building line	0m
AREA SCHEDULE - DWELLINGS			
Dwelling Type	Quantity	Total Floor Area	Density
Group House	120	308	42,230,5m ²
			8,6 du/ha
			1 Storey

PARKING CALCULATIONS			
Component	No. of parking bays required	No. of parking bays available	
Group Housing	240 bays (240 bays / dwelling + 120 bays / dwelling for visitors)	480 bays (240 bays / dwelling + 240 bays / dwelling for visitors)	240
Total	240	480	240

COLOUR LEGEND

- Completed
- Completion of Urban Renewal
- Under Construction
- Future Construction Phase
- Subject to separate future application

100 Houses

FOR MUNICIPAL SUBMISSION

COPY RIGHT RESERVED

THE DRAWING AND ALL ASSOCIATED INFORMATION REMAINS THE PROPERTY OF LED BY LIGHT ARCHITECTS.

ALL WORK TO BE IN ACCORDANCE WITH THE MUNICIPAL SETTING REGULATIONS AND THE SANS 1040 REVISION STANDARDS SPECIFICATIONS.

ALL DIMENSIONS AND UNITS TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON 15/07/2024.

NO.	DATE	DESCRIPTION
0	2023/07/24	FOR MUNICIPAL SUBMISSION
1	2023/07/24	FOR COMMENT
2	2023/07/24	FOR COMMENT

REVISIONS

LED BY LIGHT ARCHITECTS

MAANHOUD-ROOIE
 095 PR DEURDEN OORTE
 CAPE TOWN
 7800
 021 914 3201
 led@ledbylight.com

CLIENT: VDV Evergreen Holdings Two (Pty) Ltd

PROJECT: EVERGREEN VAL DE VIE LIFESTYLE RETIREMENT VILLAGE, a portion of ERF 055, VAL DE VIE

Drawing Title: AA SITE DEVELOPMENT PLAN

Scale: 1:500

Date: 2023/07/23

Author: 26.125

Checker: 2



ANNEXURE E

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 0.02m³/m² 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

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1634, Val de Vie - Application for SDP Approval amended.docx
LHS/



DRAKENSTEIN MUNICIPALITY DEVELOPMENT CHARGES CALCULATOR

Home

1 1534 / 0 / Val de Vie 7645
 Paarl, Mbekwini, Wellington
 R 1
 Evergreen Holdings Two

Eff Number of Development:
 Physical Address:
 Municipal Area:
 Municipal Valuation of Property:
 Owner:
 Owner ID No:

Land Use	Unit	Usage	Land Area developed with Land Use (m ²)	CALCULATED EXISTING DEMAND					EXISTING DEVELOPMENT CHARGE PER SERVICE							
				Water (kl/day)	Sanitation (kl/day)	Stormwater (c/ha)	Solid Waste (tonnes/week)	Roads (trips/kl/ha)	Electricity (kVA)	Water	Sanitation	Stormwater	Solid Waste	Roads	Electricity	
Single Residential stand area < 500m ² (Med/High Income)	erf	0	37459	0.00	0.50	1.50	0.00	0.00								
Single Residential stand area > 500m ² (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

Land Use	Unit	Usage	Land Area developed with Land Use (m ²)	CALCULATED NEW DEMAND					NEW DEVELOPMENT CHARGE PER SERVICE							
				Water (kl/day)	Sanitation (kl/day)	Stormwater (c/ha)	Solid Waste (tonnes/week)	Roads (trips/kl/ha)	Electricity (kVA)	Water	Sanitation	Stormwater	Solid Waste	Roads	Electricity	
Single Residential stand area < 500m ² (Med/High Income)	erf	0	37459	72.90	56.70	1.50	4.05	121.50								
Single Residential stand area > 500m ² (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

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:	2 November 2025
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 and will be calculated according to the following as indicated in approved tariffs: **R5,443.06 per kVA (V.A.T. excluded)**. The cost as mentioned above is valid until 30 June 2026 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

A handwritten signature in black ink, consisting of a long horizontal stroke followed by a large, loopy oval shape.

L LAING

Acting MANAGER: PLANNING AND CUSTOMER SERVICES

I:BEPLAN_3\Sub_Divisions_Rezoning\202526\1634