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Contact number: 021 - 8074581
Reference: 15/4/1 (42568) P
Date: 22 September 2025

JD/JA

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

Email: anton@tv3.co.za

Sir

APPLICATION FOR AMENDMENT OF CONDITIONS OF APPROVAL AND CANCELLATION OF APPROVED GENERAL PLAN: ERF 42568 PAARL (PAARL VALLEIJ LIFESTYLE ESTATE)

Your above-mentioned application (collaborator Reference 2258490) refers.

1. **Provisional approval** has been in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the following:
 - 1.1 **Cancellation** of the approved Zoning and Subdivision Plan in respect of Erf 1 Paarl, drawn by TV3 Architects and Town Planner, Plan No. 5 Project No. P3354 dated 12/10/2022;
 - 1.2 **Cancellation** of the approved General Plan No. 158/2023 in respect of Erf 42568 Paarl, which is to be substituted with the amended Subdivision Plan drawn by TV3 Architects and Town Planners, Plan No. 3, Project No. P3354 dated 24/03/2025 (**Annexure B**);
 - 1.3 **Amendment** of conditions of approval to reduce density for the overall development from 31 du/ha to 14.59 du/ha, as indicated on the amended Master Subdivision Plan drawn by TV3 Architects and Town Planners, Plan No. 1, Project No. P3354, dated 24/03/2025 (**Annexure E**), as follows:

Zoning and Land Use Development Schedule							
Phase	Erf	Zone	Land Use	Area (ha)	%	No. of Erven	Gross Density
1A	42569-42668	Conventional Housing	Dwelling House	3.29	52	100	16units/ha
	42669	Community Use	Estate Facilities/Clubhouse	0.41	7		
	42670-42679	Open Space	Private Open Space	0.86	14		
	42680	Transport	Private Road	1.73	27		
	Total			6.31	100	100	
1B	42682-42745	Conventional Housing	Dwelling House	1.75	53	64	19units/ha
	42746-42753	Open Space	Private Open Space	0.71	21		
	42754	Transport	Private Road	0.84	26		
	Total			3.30	100	64	
2	1-101	Conventional Housing	Dwelling House	4.93	61	101	12units/ha
	142	Community Use	Crèche	0.23	3		
	143-150	Open Space	Private Open Space	0.72	9		
	153	Transport	Private Road	2.22	27		
	Total			8.11	100	101	
3	102-141	Conventional Housing	Dwelling House	2.08	65	40	13units/ha
	151-152	Open Space	Private Open Space	0.67	21		
	154-155	Transport	Private Road	0.44	14		
	Total			3.18	100	40	
Grand Total				20.90	100	305	15units/ha

- 1.4 **Provisional approval** has been granted in terms of Section 100(1) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the approval of the respective street name and numbering of each individual erf for the Paarl Valleij Lifestyle Estate development, as indicated on the amended Street Name and Numbering Plan drawn by TV3 Architects and Town Planners, Plan No. 5, Project No. P3354, dated 24/03/2025 (Annexure F);

- 1.5 The amended Phasing Plan for the Paarl Valleij Lifestyle Estate development, drawn by TV3 Architects and Town Planners, Plan No. 4, Project No. P3354, dated 24/03/2025 (Annexure D), be accepted and supported;
 - 1.6 The conditions laid down in Council's final approval letter dated 02 December 2022, be adhered to, in so far as it relates to the revised development proposal;
 - 1.7 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;
 - 1.8 Any further amendments to the application be subject to the relevant approval;
 - 1.9 A copy of the Surveyor-General diagram be submitted to Council for record keeping purposes;
 - 1.10 No new buildings or boundary walls be erected or existing structure altered without the approval of building plans by Council;
 - 1.11 Should the applicant fail to comply with the any of the above-mentioned conditions, Council reserves the right to impose further conditions in future if deemed necessary or even revoke the approval;
2. The following be regarded as the reasons for the decision:
- 2.1 The proposal is for the amendment of conditions of approval together with the cancellation of the approved General Plan, in order to allow a more favourable layout proposal;
 - 2.2 The proposal is for the reduction of previously approved residential opportunities by 63 from 164 to 101, being 20.24 du/ha to 12.46 du/ha together with the elimination of 320 apartments and replaced thereof with 40 residential housing opportunities in Phase 3;
 - 2.3 The reduction will have less of an impact on services and traffic than the initial approval;
 - 2.4 The property is located within the delineated urban edge, reducing urban sprawl;
 - 2.5 The application is not expected to negatively impact on the health, safety and well-being of the surrounding community; and

2.6 The proposal is in line with the Drakenstein Spatial Development Framework (DSDF).

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** of notification of decision.

This **provisional approval** is therefore suspended until further notice. Please also notify (**email or per hand**) the **surrounding property owners** who were notified of the application during the initial public participation process and **the objectors** (if any), of their right of appeal – proof of notification **must** be provided.

Should there be any appeals against the decision, the application title (heading) must be used as reference. The appeal procedures are set out in Section 80 of the above-mentioned bylaw (attached).

Your attention is drawn to the fact that all correspondence must be directed to the City Manager and also sent via our official email address.



H.G STRIJDOM (PR. PLN A/1058/1998)
LAND DEVELOPMENT MANAGEMENT

Please address all correspondence to the City Manager, P O Box 1, Main Street, Paarl, 7622, or Customer care, e-mail, customerare@drakenstein.gov.za and Henk Strijdom, henks@drakenstein.gov.za

ANNEXURE B



Zoning and Land Use Development Schedule for Subdivision of Erf 42568						
Erf	Zone	Land Use	Area (ha)	%	No. of Erven	Gross Density
1-101	Conventional Housing	Dwelling House	4.93	61	101	12units/ha
142	Community Use	Creche	0.23	3		
143-150	Open Space	Private Open Space	0.72	9		
153	Transport	Private Road	2.22	27		
Total			8.11	100	101	
General Plan no. 158/2023 is cancelled and replaced with the revised subdivision for Erf 42568 as depicted on this plan.						



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



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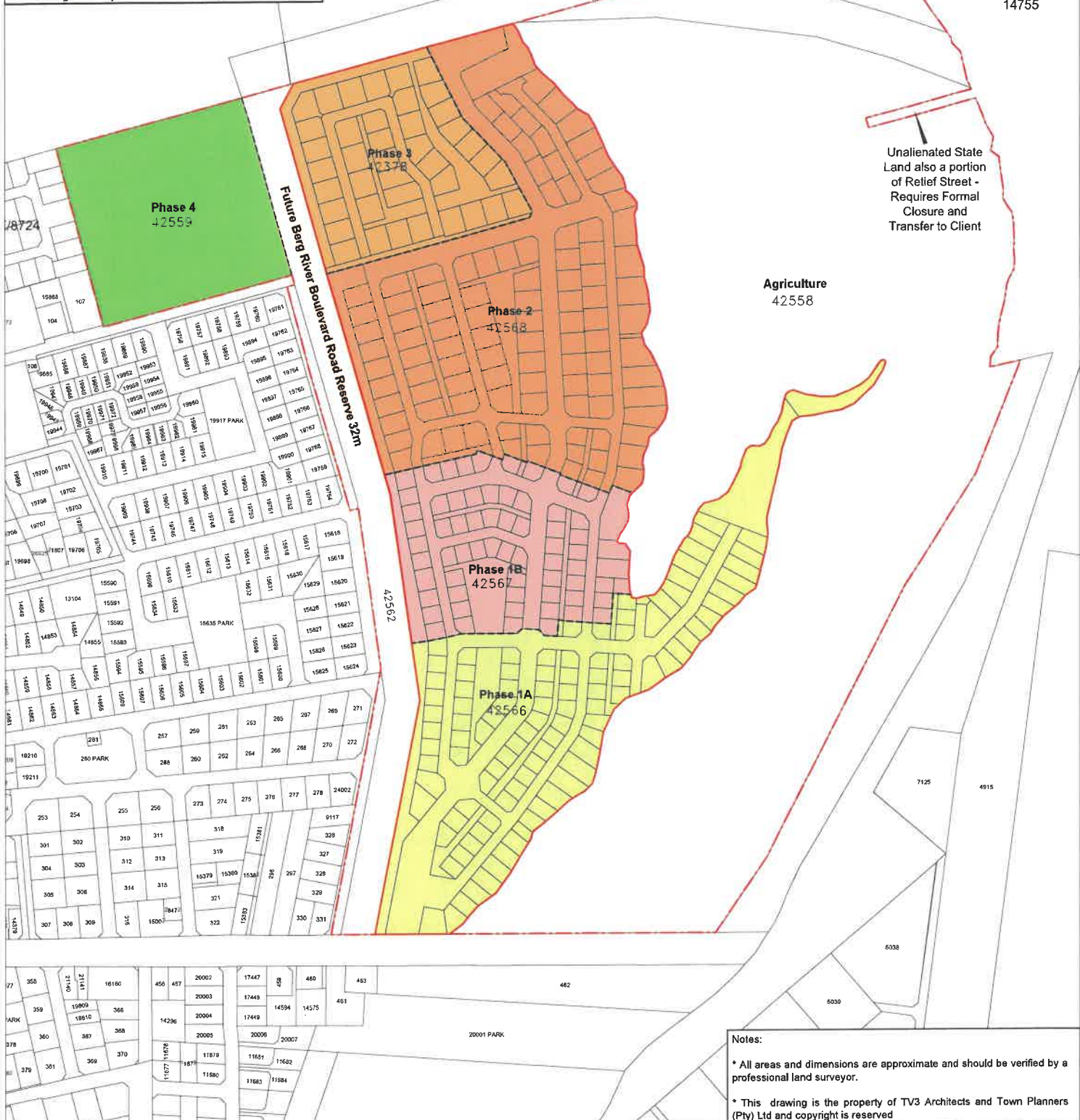
Paarl Valleij
Lifestyle Estate
Erf 42568

Drawing: Subdivision Plan		Plan no.: 3
Date: 24/03/2025	Scale: 1:2000 (A2)	
Project no.: P3354	Drawn: WH	Checked: MW



Zoning and Land Use Development Schedule				
Phase	Zone	Land Use	No. of Units / Even	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	101	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			305	24.12ha

Figure A - H represents the consolidated application erf.



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ANNEXURE E



Zoning and Land Use Development Schedule							
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	154-155	Transport	Private Road	0.44	14		
	Total			3.18	100	40	
Grand Total				20.90	100	305	15units/ha

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

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Paarl Valleij Lifestyle Estate

Drawing:		Plan no.:
Master Subdivision Plan		1
Date:	Scale:	
24/03/2025	1:2000 (A2)	
Project no.:	Drawn:	Checked:
P3354	WH	MW

