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Contact number: 021 807 4832
Reference: 15/4/1 (957) VdV
Date: 24 April 2024

C vdBank/HK
15/4/1 (957) VdV

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Sir

APPLICATION FOR AMENDMENT OF APPROVED PEARL VALLEY II/VAL DE VIE II MASTER PRECINCT PLAN: ERVEN 957, 1146 – 1149 VAL DE VIE

Your land use application (Collaborator reference 214718) refers.

1. Approval is hereby granted in terms of Section 60 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the amendment of only the following conditions, as contained in the letter of approval dated 14 May 2021 as stated below:

1.1 *Condition 2 and 2.1* shall be deleted and replaced to read as follows: "Amendment of the Pearl Valley II Master Precinct Plan dated 26 August 2019, as amended via the approval of 14 May 2021, in order to allow for the following, as indicated on the Amended Precinct Plan drawn by TV3 Architects and Town Planners (Plan No. 1) dated 11 March 2024 (**Annexure H numbered according to the original departmental report**), as it relates to Precinct 3 (Le Domaine), specifically linked to Erven 1146-1149 Val de Vie:

1.1.1 To decrease the approved number of residential erven from 190 to 178, representing an decrease of a total of twelve residential erven/residential units for group housing purposes."

1.2 *Condition 3 and 3.1* shall be deleted and replaced to read as follows: "Amendment of the Pearl Valley II Master Precinct Plan dated 26 August 2019, as amended via the approval of 14 May 2021, in order to allow for the following, as indicated on the Amended Precinct Plan drawn by TV3 Architects and Town Planners (Plan No. 1) dated 11 March 2024 (**Annexure H numbered according to the original departmental report**), as it relates to Precinct 4 (Evergreen Retirement Village), located on Erf 957 Val de Vie:

2./...

1.2.1 To increase the approved number of residential erven/units from 608 to 620, representing an increase of twelve additional residential erven/ residential units for group housing purposes.”

2. The approvals mentioned in paragraphs 1.1 and 1.2 above 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 This approval applies only to the amendment of Condition 2 and 3 of the letter of approval dated 14 May 2021 in question. All remaining conditions as laid down pertaining to the development shall remain in place and this approval shall not be construed as authority to depart from any other legal prescriptions or requirements;

2.2 Any amendment to the Pearl Valley II / Master Precinct Plan dated 11 March 2024 shall be are subject to the relevant approval;

2.3 No new buildings shall to be erected or existing structures altered without the approval of building plans by Council;

2.4 Subdivision plans and/or amended subdivision plans, where necessary, shall be submitted to Council for the necessary approval;

2.5 All civil engineering services shall be provided by the developer to the satisfaction of the Drakenstein Municipality: Civil Engineering Services Division; and

2.6 All electrical engineering services shall be provided by the developer to the satisfaction of the Drakenstein Municipality: Electro-Technical Engineering Services Division.

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

3.1 The proposed amendments does not constitute an increase in the total number of approved residential opportunities within the Pearl Valley/Val de Vie Phase II Precinct but merely results in the transfer of twelve residential opportunities from one development precinct to another;

3.2 The proposed reduction of residential opportunities in Precinct 3 will be transferred to Precinct 4, and shall be developed as part of the Evergreen Retirement Scheme;

3.3 The transfer of the twelve units to be developed as part of the Evergreen Retirement Scheme does not result in a material change to or impact within the current scheme itself;

3.4 The transfer of the twelve units from Precinct 3 to Precinct 4 has no additional impact on the total civil engineering services capacity or traffic impact considerations; and

3.5 The application is considered to be consistent with the Drakenstein Spatial Development Framework.

4. The applicant must take note of the following:

4.1 The contents of the amended Environmental Authorisation issued by the Western Cape Department of Environmental Affairs and Development Planning EIA Reference 16/3/3//5/B3/28/1013/24 on 18 March 2024 (Annexure A to this approval).

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 Land Use Planning, 2018, by any person whose rights are effected by the decision, within 21 days from the date of registration of the letter. This approval is therefore suspended until further notice.

Yours faithfully



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