



OUR REFERENCE : 20/9/2/5/4/282
YOUR REFERENCE : 22013
ENQUIRIES : Cor van der Walt

AROUX Town Planning
Office B1, la Concorde Building,
57 Main Road
PAARL
7646

Att: A Roux

APPLICATION FOR SUBDIVISION: DIVISION PAARL
PORTION 11 OF THE FARM NO 1426

Your application of 12 September 2022 has reference.

The Western Cape Department of Agriculture: Land Use Management has no objection to the proposed application.

Please note:

- That this is comment to the relevant deciding authorities in terms of the Subdivision of Agricultural Land Act 70 of 1970.
- Kindly quote the above-mentioned reference number in any future correspondence in respect of the application.

- The Department reserves the right to revise initial comments and request further information based on the information received.

Yours sincerely



Mr. CJ van der Walt

LANDUSE MANAGER: LANDUSE MANAGEMENT

2022-10-07

Copies:

Directorate Land Use and Sustainable Resource Management

National Department of Agriculture

Private Bag X 120

PRETORIA

0001

Drakenstein Municipality

PO Box 1

PAARL

7622

Reference: 15/3/2/12/BD2

Attention: Andre Roux

Andre Roux Town Planning
Office B1
57 Main Road
Paarl
7646

Email address: andre@arouxplanning.co.za

**COMMENT FROM THE DEPARTMENT OF ENVIRONMENTAL AFFAIRS & DEVELOPMENT PLANNING:
APPLICATION FOR CONSENT TO SUBDIVIDE AGRICULTURAL LAND FOR TOWNSHIP ESTABLISHMENT
(LA7/104)**

RE PORTION 11 OF FARM 1426, PAARL

1. Your request for written comment on the proposed subdivision of Portion 11 of Farm 1426, Paarl in the absence of a LA 7/104 Form, dated 19 October 2022, refers.
2. The subject property is located inside of the boundaries of the Drakenstein Spatial Development Framework, 2020 and is earmarked for Urban Infill (mixed use). The future development of the property is, therefore, regarded as appropriate and the application for consent to subdivide agricultural land for township establishment in terms of the provisions of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) is supported.
3. We trust that the above would be of assistance. Should you, however, require any further information, please do not hesitate to contact me on (021)483 4796 or e-mail: Kobus.Munro@westerncape.gov.za.

Kobus Munro Digitally signed by Kobus Munro
Date: 2022.10.19 09:49:05 +02'00'

DIRECTOR: DEVELOPMENT MANAGEMENT REGION 2

Copies to:

1. Director: Land Use and Soil Management
Department of Agriculture, Land Reform and Rural Development
Private Bag X120
PRETORIA
0001
Attention: **Ms. Annette Geertsema (e-mail: AnnetteS@Dalrrd.gov.za)**

2. Director Land Use Management
Western Cape: Department of Agriculture
Private Bag X1
ELSENBURG
7607
Attention: **Mr Cor van der Walt (e-mail: corvdw@elsenburg.com)**



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Civic Centre, Berg River Boulevard, Paarl 7646

Enquiries: W. Hendricks
Contact number: 021 807 4835
Reference: 15/4/1 (F1426/11)P
Date: 20 October 2022

Mr. A Roux
A Roux Town Planning
Office B1, La Concorde Building, 57 Main Road
Paarl
7646

Email: andre@arouxplanning.co.za

Dear Mr. Roux

PORTION 11 OF FARM 1426 PAARL DIVISION: DRAKENSTEIN SPATIAL DEVELOPMENT FRAMEWORK 2022

The Drakenstein Spatial Development Framework (SDF) was approved and adopted by the Municipal Council on 30 May 2022.

Portion 11 of Farm 1426 Paarl Division, is located within the urban edge as indicated on the attached plan in terms of the Drakenstein Spatial Development Framework (refer to Figure 1 below). As illustrated on Figure 1 below, the subject property is annotated as 'Urban Infill'.

In addition, the eastern portion of the subject property borders on the R310 which is annotated as a 'Scenic Route' and a 'Gateway'.

Yours faithfully,

WAYNE HENDRICKS
MANAGER: SPATIAL PLANNING, HERITAGE AND G.I.S.

cc Records

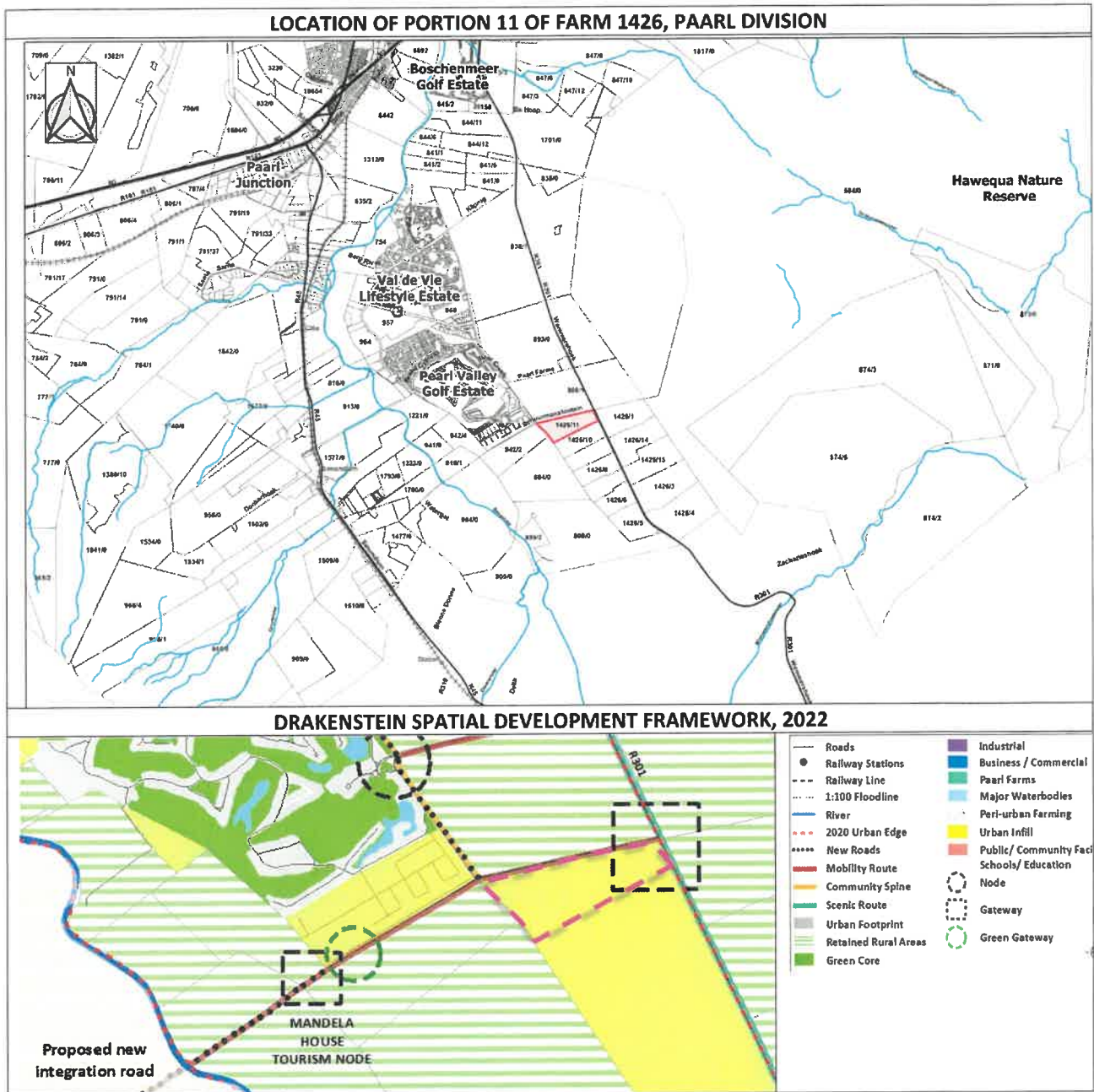


Figure 1: Location of the subject properties in relation of the Drakenstein Spatial Development Framework, 2022.