



Col no: 2014729
Enquiries: J Daniels
Tel no: (021) 807 4581
Date: 9 November 2023

JD/JA
15/4/1 (13182) W

Messrs David Hellig and Abrahamse
Professional Land Surveyors
PO Box 18
PAARL
7622

Email: DAVID@dhaa.co.za

Sir

APPLICATION FOR SUBDIVISION, REZONING, DEPARTURES AND EXEMPTION CERTIFICATION IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BYLAW ON MUNICIPAL LAND USE PLANNING, 2018: ERF 13182 WELLINGTON (DIEMERSFONTEIN WINE AND COUNTRY ESTATE)

Your above - mentioned application refers.

1. **Approval** has been granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the following:-
 - 1.1 **Subdivision** of Erf 13182 Wellington into two portions, namely Portion A (± 2.3782 ha) and Remainder (± 5.8878 ha), as indicated on the Plan of Subdivision drawn by David Hellig & Abrahamse Professional Land Surveyor, Plan No. 1, File No. P2611/93(23) A2 dated November 2022, (**Annexure B**);
 - 1.2 **Rezoning** of Portion A from Agriculture Zone and Business Zone I to Conventional Housing Zone;
 - 1.3 **Subdivision** of the rezoned Portion A into 19 portions consisting of 18 residential units with associated private road and open space zoned erven, as indicated on the Plan of Subdivision drawn by David Hellig & Abrahamse Professional Land Surveyor, Plan No. 2 Rev 1, File No. P2611/93(23) A2 dated Nov. 2022, Aug. 2023, (**Annexure C**);
 - 1.4 **Departure** from the development parameters on Conventional Housing Zoned properties measuring between $251m^2$ and $500m^2$, for the relaxation of the common building lines from 1.5m to 1.0m, on Portion A of Erf 13182 Wellington;

2./...

- 1.5 **Site Development Plan** with a gross density of ± 7.6 du/ha of Portion A of Erf 13182 Wellington, as indicated in the Site Development Plan drawn by ModH Design, Drawing No. 4080 – 00, Rev 02, dated 06/09/2023, (**Annexure D**);
 - 1.6 **Amendment** of the Subdivision Master Plan to supersede the previous Subdivision Master Plan;
 - 1.7 That the proposed 6m wide servitude road over the Remainder Erf 13812 Wellington, in favour of Portion A for access to the proposed development, **be certified and endorsed** in terms of Section 24(1) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, as indicated in the Plan of Subdivision drawn by David Hellig & Abrahamse Professional Land Surveyor, Plan No. 2 Rev 1, File No. P2611/93(23) A2 dated Nov. 2022, Aug. 2023, (**Annexure C**);
2. The approvals mentioned in Paragraphs 1.1 to 1.7 above 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 laid down by the Drakenstein Municipality: Civil Engineering Services Division in its memorandum 15/4/1 (13182) W (0703) dated 23 June 2023, (**Annexure G**);
 - 2.2 Adherence to the conditions laid down by the Drakenstein Municipality: Spatial Planning: Heritage Subsection in its memorandum 15/4/1 (13182) W dated 04 September 2023 (**Annexure K**);
 - 2.3 The applicant takes note of the conditions laid down by Heritage Western Cape, in its letter dated 29 August 2023 (**Annexure L**);
 - 2.4 This approval only applies to the application in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements;
 - 2.5 The proposal take place largely in accordance with the site development plan (**Annexure D**);
 - 2.6 The development to be known as The Manor Gardens, as indicated in the Plan of Subdivision drawn by David Hellig & Abrahamse Professional Land Surveyor, Plan No. 2 Rev 1, File No. P2611/93(23) A2 dated Nov. 2022, Aug. 2023, (**Annexure C**), be accepted and supported;

- 2.7 The proposed Landscape Plan for the development, drawn by JdV Landscape Studio, Drawing Landscape Site Development Plan Rev 13, dated 28/08/2022 (**Annexure E**), be accepted and supported;
- 2.8 The development together with the registration of the Private Road / Private Open Space and maintenance thereof form part of the Diemersfontein Wine and Country Estate Master Homeowner's Association and be subjected to its Constitution and management rules, with the first registration of any erf, prior to building plan submission stage;
- 2.9 The Diemersfontein Wine and Country Estate Master Homeowner's Association update their Constitution accordingly with the incorporation of the proposed new development;
- 2.10 An application for the installation of any photo-voltaic (PV) system be submitted to the Manager: Electro-Technical Engineering Services Division (Planning and Customer Services Section), prior to the building plan submission stage;
- 2.11 A copy of the Surveyor-General diagram be submitted to Council for record keeping purposes;
- 2.12 Any required electrical services extensions and/or upgrades, including all costs related thereto, will be for the account of the applicant;
- 2.13 Energy-saving devices such as are contained in the Drakenstein Municipality's Green Building Manual be made use of as far as possible;
- 2.14 The applicant institute water conservation measures such as rainwater harvesting, grey water recycling and similar technical advancements such as low flow shower heads, dual flush toilets and water-wise gardens;
- 2.15 No new buildings or boundary walls are to be erected or existing structures altered without the approval of building plans by Council;
- 2.16 Any amendments to the application are subject to the relevant approval;
- 2.17 The proposal complies with all health requirements;
- 2.18 Should the applicant fail to comply with any of the above conditions, Council reserves the right to impose further conditions in future if deemed necessary or even revoke the approval;

2.19 The applicant **must** take note that the base zoning of Portion A will convert to Conventional Housing Zone, with the Remainder Erf 13182 Wellington remaining Agriculture Zone, in terms of the Drakenstein Zoning Scheme Bylaw, 2018, with the uses and zonings as indicated on the attached plan of subdivision

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

3.1 The proposed development will be in keeping with the residential character of the greater Diemersfontein Wine and Country Estate, as well as the surrounding residential area;

3.2 The proposal at hand will not detract from the character of the area;

3.3 The proposal represents a mixture of varying property sizes and housing typologies within the Diemersfontein Wine and Country Estate, in terms of the existing land use rights;

3.4 The increase in density will present more residential opportunities for persons above 50 years of age within the Diemerfontein Wine and Country Estate;

3.5 The property is located within the delineated urban edge, reducing urban sprawl;

3.6 No objections were received during the public participation and stakeholder engagement process;

3.7 The application is considered to be consistent with the Drakenstein Spatial Development Framework; and

3.8 All relevant internal and external departments consented to the application.

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 **objectors** (if any), of their right of appeal – proof of notification **must** be provided.

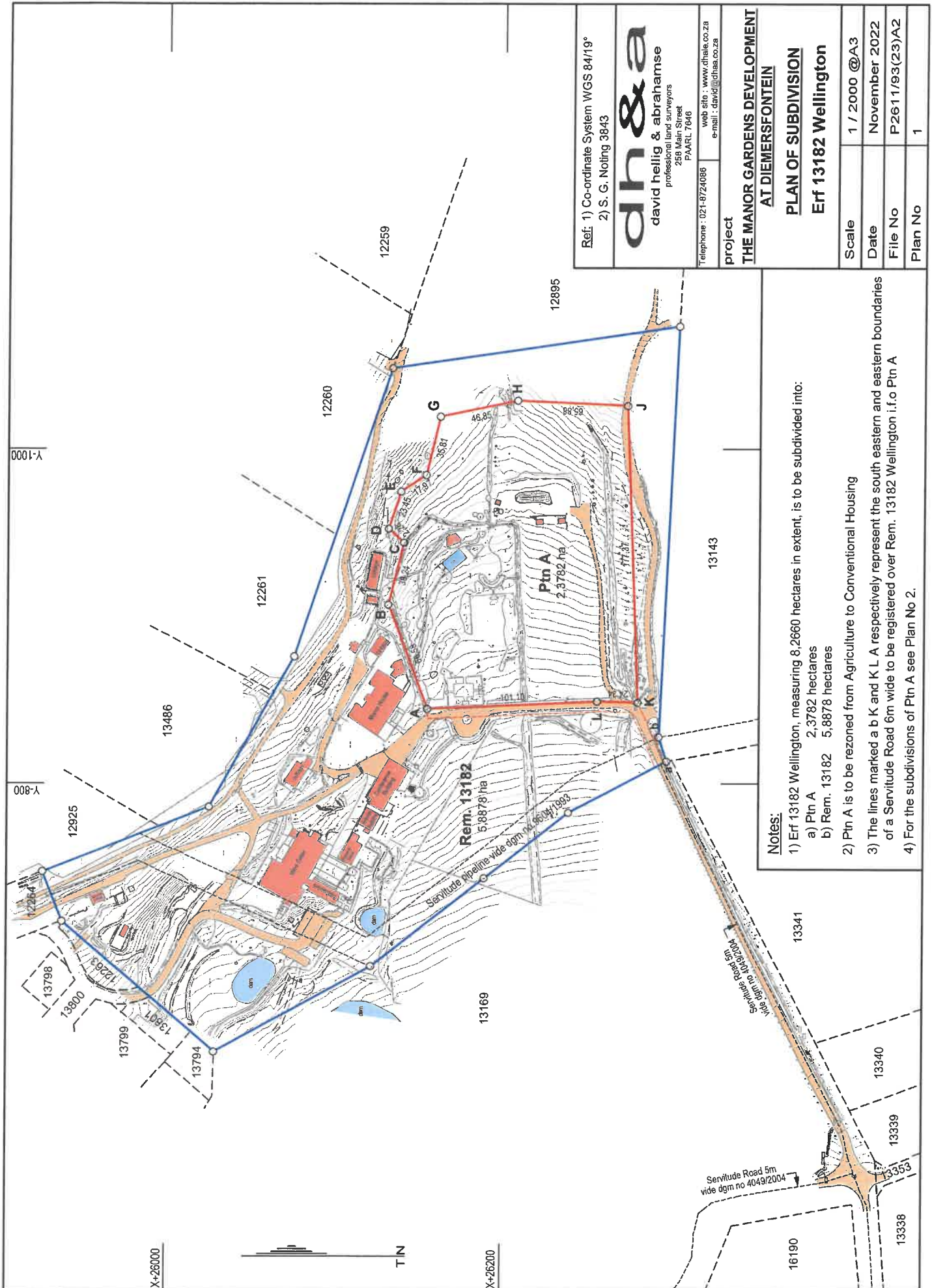
Should there be any appeals against the decision, **the application title (heading)** must be used as reference. The appeal procedures are set out in Section 80 of the above-mentioned bylaw (attached).

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.

Yours faithfully



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



Ref: 1) Co-ordinate System WGS 84/19° 2) S. G. Noting 3843	
dh&a david hellig & abrahamse professional land surveyors 258 Main Street PAARL 7646	
Telephone : 021-8724086 web site : www.dh&a.co.za e-mail : david@dh&a.co.za	project THE MANOR GARDENS DEVELOPMENT AT DIEMERSFONTEIN
PLAN OF SUBDIVISION Erf 13182 Wellington	
Scale	1 / 2000 @A3
Date	November 2022
File No	P2611/93(23)A2
Plan No	1

Notes:

- Erf 13182 Wellington, measuring 8,2660 hectares in extent, is to be subdivided into:
 - Ptn A 2,3782 hectares
 - Rem. 13182 5,8878 hectares
- Ptn A is to be rezoned from Agriculture to Conventional Housing
- The lines marked a K and K L A respectively represent the south eastern and eastern boundaries of a Servitude Road 6m wide to be registered over Rem. 13182 Wellington i.f.o Ptn A
- For the subdivisions of Ptn A see Plan No 2.



Datum: 1) Co-ordinate System: WGS 84/19°
 2) Height Datum: M.S.L.
 3) S.G. Noting: 3543
dh&a
 david heilig & abrahamse
 professional engineering
 101 PARK ROAD
 PARK, 7648
 telephone: 021 47 24206
 web site: www.dha.co.za
 e-mail: david@dha.co.za

Project: THE MANOR GARDENS DEVELOPMENT AT DIE EIMERSFONTEIN
 PLAN OF SUBDIVISION
 Ptn A of Erf 13182 Wellington
 Scale: 1 / 500 @A1
 Date: Nov. 2022, Aug. 2023
 File No: P2611/93(23)/A2
 Plan No: 2 Rev1

Table					
Pin Nos	No of Units	Extent (ha)	%	Zoning	Land Use
3-20	18	0,0294	26,47	Conventional Housing	Dwelling
21	1	1,7488	73,53	Conventional Housing Additional Use - Open Space	Private Road and Open Space
Total	19	2,3782	100,00		





Memo

To: EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE DEPARTMENT
(ATTENTION: C. VAN DER BANK)

From: MANAGER: INFRASTRUCTURE DEVELOPMENT

Enquiries: L. PIENAAR

Collaborator number: 2014729

Reference number: 15/4/1 (13182) W (0703)

Date: 23 June 2023

Subject: APPLICATION FOR SUBDIVISION AND REZONING: ERF 13182 WELLINGTON
REVISION 1

Time Limit on Conditions: These conditions will be limited to a period of 2 (two) years from the date as on the covering memo from this department. If after this period no construction has commenced (this excludes any preparatory work or site clearance) all the studies carried out for the proposed development need to be updated and revised accordingly, this shall include compliance with the latest legislation, amended legislation, latest or amended standards and revised master planning.

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.

2 STORM WATER

- 2.1 *Prior to the approval of any building or civil plan, a updated Stormwater Management Plan for the entire development must be submitted for approval;*
- 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 *Prior to the approval of any building or civil plan, a updated GLS report must be submitted for approval;*
- 3.2 All individual portions must be provided with a separate water connection and a separate water meter to municipal specifications;
- 3.3 All the metered connections must be installed one meter inside the erf boundary of each portion;
- 3.4 Water saving devices shall be installed in toilets, bathrooms and basins; and
- 3.5 Any existing system that is to remain shall be upgraded to minimum municipal standards.

4 WASTEWATER SERVICES

- 4.1 *Prior to the approval of any building or civil plan, a updated GLS report must be submitted for approval;*
- 4.2 All individual portions must be provided with a separate wastewater connection;
- 4.3 All the connections must be installed one meter inside the erf boundary of each portion;
- 4.4 All erven to be provided with a waste water connection manhole at the connection points; 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 to remove household refuse in accordance with its by-laws and shall make its own arrangements with the occupants of the home owner's organisation/body corporate in the development, for the removal of such household refuse;
- 5.2 A waste recovery/recycling initiative has been implemented in Drakenstein and the development will have to be prepared to comply with any requirements as the project is rolled out;
- 5.3 Such collection shall be from a single centralised waste collection site for the development;

- 5.4 Provision should be made for a waste disposal facility and entrance to the township, with lockable gate for wheelie bins (240l bins) and recyclable bags equal to the number of dwellings per development;
- 5.5 A key should be provided to Drakenstein Municipality to be able to unlock the door/gate to garbage area on collection days, from the kerbside;
- 5.6 The garbage area should be enclosed with a 1.8m high fence and need to provided with the following;
- Tap with running water;
 - A gully which is connected to an approved sewer connection;
 - Concrete floor; and
- 5.7 Municipal refuse trucks will not enter the township (complex) to collect wheelie bins on collection days;.

6 DEVELOPMENT CHARGES

- 6.1 Based on the information provided in the application, Development Charges are payable by the developer. Development Charges will be calculated when a more detailed SDP is submitted;

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 If there are any upgrades to municipal infrastructure required, a services agreement shall be entered into, 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 When any service is to be taken over by Drakenstein Municipality, any damage caused due to the construction of houses or any other construction activity shall be repaired by the Developer. Failure to do so will result in clearances and occupation certificates being withheld and remedial works shall be done by Drakenstein Municipality for the cost of the developer;
- 7.4 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;
- 7.5 The developer is responsible for the funding of all connections to the bulk services and all internal works;

- 7.6 The findings of the bulk service capacity analysis carried out by councils consultant GLS Engineers, needs to be implemented simultaneously with the development;
- 7.7 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;
- 7.8 The whole of the works shall fall under the control of a single project manager;
- 7.9 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;
- 7.10 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.11 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;
- 7.12 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;
- 7.13 A comprehensive operational infrastructure management plan shall be drawn up and submitted for approval by the Civil Services Department;
- 7.14 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
- 7.15 The above conditions are to be complied with in stages.
- 7.15.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 7.15.2 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 property or occupation of any property/building in the phase; and

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




LP PIENAAR (Pr. Eng)

MANAGER: INFRASTRUCTURE DEVELOPMENT

I:\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2023\comments\Erf 13182 Wellington, Subdivision and Rezoning Revision 1.docx

LP/gm



Memo

To:	LAND DEVELOPMENT MANAGEMENT DIVISION	
	J MEYER	(EXT: x4836)
From:	HERITAGE SERVICES SUB-SECTION	
Enquiries:	CLIVE THEUNISSEN	(EXT: x4818)
Collaborator number:	2014729	
Reference number:	15/4/1 (13182)W	
Date:	29 MARCH 2023	
Subject:	APPLICATION FOR SUBDIVISION AND REZONING IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BYLAW ON MUNICIPAL LAND USE PLANNING 2018: ERF 13182, WELLINGTON	

RECEIVED APPLICATION ON 23 MARCH 2023

1. PROPOSAL

The proposal entails the subdivision and rezoning on Erf 13182, Wellington for a residential development.

2. EVALUATION

2.1 NATIONAL HERITAGE RESOURCES ACT No. 25 of 1999

In a letter dated 16 May 2022, Heritage Western Cape (HWC) indicated that the proposed subdivision and development on Erf 13182, Wellington will impact on heritage resources. HWC requires that a Heritage Impact Assessment that satisfies the provisions of Section 38(3) of the National Heritage Resources Act No. 25 of 1999, be submitted.

A Heritage Impact Assessment dated January 2023 by Cindy Postlethwayt and the Visual Impact Assessment dated 13 January 2023 by David Gibbs was submitted with the land use application for consideration.

2.2 DRAKENSTEIN MUNICIPAL ZONING SCHEME BYLAW 2018

In terms of the Drakenstein Municipal Zoning Scheme Bylaw 2018, the proposal is located outside of any Special Character Protected Area Overlay Zone or Scenic Route Overlay Zone.



DRAKENSTEIN

MUNISIPALITEIT • MUNICIPALITY • UMASIPALA

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Civic Centre, Berg River Boulevard, Paarl 7646

2.3 DRAKENSTEIN HERITAGE SURVEY 2013

In terms of the Drakenstein Heritage Survey 2013, the proposal is located outside of any Heritage Overlay Zone. However, the werf of Diemersfontein is noted as a proposed Grade 2 heritage resource. The Manor house is a unique example of an arts and crafts homestead with an oak tree garden setting.

3. CONCLUSION

In view of the above, the proposed subdivision and rezoning of Erf 13182, Wellington, is supported on condition that:

- Units 1 and 2 must be removed or relocated;
- The architectural character of the proposed units must be modern in character and avoid copying stylistic elements from the manor house .i.e. the parapets and gables; and
- Units must be layered to soften there impact, through the incorporation of veranda elements and roofed elements.

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W HENDRICKS

MANAGER: SPATIAL PLANNING



Page 1 of 2

Our Ref: HM / CAPE WINELANDS / DRAKENSTEIN / WELLINGTON / ERF 13182
 Case No: 22042610NK0429E
 Enquiries: Come Nortje
 E-mail: come.nortje@westerncape.gov.za

Cindy Postlethwayt
 Cindy Postlethwayt Town Planning, Policy & Strategy, Heritage
cindy@cpheritage.co.za

RESPONSE TO HERITAGE IMPACT ASSESSMENT: DECISION
 In terms of Section 38(4) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape
 Provincial Gazette 6061, Notice 298 of 2003

HERITAGE IMPACT ASSESSMENT: PROPOSED RESIDENTIAL DEVELOPMENT FOR 20 UNITS, TO BE NAMED THE DIEMERSFONTEIN LIFESTYLE VILLAGE ON ERF 13182, THOKOZANI STREET, WELLINGTON - DIEMERSFONTEIN WINE ESTATE SUBMITTED IN TERMS OF SECTION 38(1) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

The matter above has reference.

This matter was discussed at the IACom meeting held on 23 August 2023.

DECISION

The Committee endorses the HIA, as having satisfied the requirements of S.38(3). The development may proceed subject to the removal of unit 1 and 2, and the retention of existing mature trees and other vegetation in this location. The committee is of the opinion that this units intrude into the garden setting of the Werf. The heritage significance of the werf is based on its historical and architectural significance and its relationship with its garden setting.

The committee recommends the grading of the werf, and its garden setting should be IIIA.

Revised SDP must be submitted to HOMs for endorsement.

The Committee endorses the mitigation measures outlined in the HIA report as follows:

1. Planning, Design and Development phase mitigation:
 - a. With respect to the construction activity, the following mitigation measure are recommended:
 - i. Designate the werf curtilage and garden as 'no-go areas' for site camp establishment, materials storage, stockpiling, dumping, to avoid and prevent damage or intrusion to these areas.
 - ii. Limit construction activity to within the hoarding areas, constructing on disturbed areas only to minimize impact to visual amenity resources identified (e.g., werf curtilage and garden).
 - iii. Ensure post-construction repair and rehabilitation of the site, towards improvement of disturbed areas and areas degraded by the construction activity.
 - iv. Implement a construction phase environmental management plan (CEMP) to ensure on-going management of environmental matters, including noise, dust, and erosion control.
2. Operational phase mitigation:
 - a. With respect to the operation phase, the following mitigation measure are recommended:
 - i. Maintain the werf curtilage and garden as 'no-go areas' for any further development and ensure that any activities or events held within these areas 'tread-lightly.'
 - ii. Planning and management to respond positively to visual/heritage considerations and design indicators, towards an appropriate fit and seamless integration into the landscape context.
 - iii. Architectural measures (form / scale / massing / materials / textures) to ensure visually recessive structures and to combat the cumulative effect of the aggregation of buildings and services.
 - iv. Landscape measures (screen planting / village green open space / view corridors) to anchor and settle the new buildings into the site and to 'dissolve' and 'diffuse' hard edges.
 - v. Avoid light pollution by reducing lighting to the minimum necessary. Lighting is to be carefully controlled and well-integrated into the design proposal and coordinate with signage. Light sources must be shielded to reduce light spillage. Up-lighting onto the outer sides of the buildings must be used sparingly.

www.westerncape.gov.za/cas

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Our Ref:
Case No:
Enquiries:
E-mail:

HM / CAPE WINELANDS / DRAKENSTEIN / WELLINGTON / ERF 13182
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Corne Nortje
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Shielded down-lights must be used on all open areas. Neon or unshielded bright security lights may not be used, only shielded security lighting may be used. With respect to boundary interface with adjacent farmstead areas, lighting may be permitted at entrance gateways only. These principles should be applicable as much to the common property within the development site as the individual erven; and should be applied to any lighting and signage relating to this development on the remainder of the farm, including the access roads.

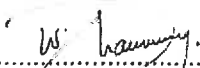
- vi. The line of trees along the approach avenue from the Vineyard smallholdings traffic circle to the access to the erf on Erf 13182 should be retained. Further tree planting could be planned and implemented to accommodate future senescence. Any upgraded road surface treatment (including verges and stormwater drainage systems) or infrastructure associated with this development but outside the boundaries of the development site should equally remain informal, in keeping with existing, incorporating where possible earth-swales for storm-water run-off rather than heavily engineered concrete channels and drains. Where practical, existing roadways should be utilized. Concrete kerbs and channels should be avoided. Avoid excessive earthworks / cut and fill or vegetation removal.

NOTE:

- This decision is subject to an **appeal period of 14 working days. Kindly note that the appeal period is calculated from the date indicated on the HWC date stamp, which is the date the appeal is sent, and not the date of signature.**
- Appeals to HWC are to be submitted to HWC.Appeals@westerncape.gov.za
- The applicant is required to inform any party who has expressed a bona fide interest in any heritage-related aspect of this record of decision. The appeal period shall be taken from the date above. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date, and it must set out the grounds of the appeal. Appeals must be addressed to the official named above and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.
- **Work may NOT be inflated during this 14-day appeal period.**
- If any archaeological material or evidence of burials is discovered during earth-moving activities all works must be stopped and Heritage Western Cape must be notified immediately.
- This approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

HWC reserves the right to request additional information as required.

Should you have any further queries, please contact the official above and quote the case number.


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Waseefa Bhansay
Assistant Director: Professional Services



Heritage Western Cape
Erfenis Wes-Kaap
ILifa leMveli leNtshona Koloni

29 August 2023



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