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Date: 14 August 2023

JP/HK
15/4/1 (1186) VdV

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Sir

APPLICATION FOR CONSOLIDATION OF ERVEN 1186 AND 1187 VAL DE VIE

Your application dated 2 August 2022 refers.

1. **Approval** is hereby granted in terms of Section 60 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the Consolidation of **Erven 1186** and **1187** Val de Vie to form one land unit, measuring $\pm 3002\text{m}^2$ in extent, as depicted on Plan of Consolidation No.1 dated April 2023.
2. The approval granted in paragraph 1 above, is subject to the following conditions imposed in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
 - 2.1 A copy of the approved consolidation diagram must be submitted to the municipality.
 - 2.2 Any proposed development on the consolidated erf must comply with condition 4.2.3.4 of the Val de Vie II Architectural Design Guidelines.
 - 2.3 Adherence to the conditions laid down by the Manager: Infrastructure Management, Civil Engineering Services, Drakenstein Municipality, in his memorandum referenced 15/4/1 (1186 & 1187) VdV (794) dated 12 June 2023 (**See Annexure A**).

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- 2.4 Adherence to the following conditions laid down by the Manager: Planning and Customer Services, Drakenstein Municipality: Electro Technical Engineering Department:
 - 2.4.1 Only one service cable per erf allowed.
 - 2.4.2 The adjacent electrical installation not forming part of the consolidated erf must be removed or relocated at the cost of the owner.
 - 2.4.3 All work must comply with OHS, SANS10142, Drakenstein Mun. By-law.
 - 2.5 For any future development of the property, the developer must institute water conservation measures such as only using non-potable water for on-site construction activities, Sustainable Drainage Systems for controlling surface runoff water, rainwater harvesting, greywater recycling and similar technical advancements such as low flow shower heads, dual flush toilets and water-wise gardens.
 - 2.6 Energy-saving devices such as contained in the Drakenstein Municipality Green Building Manual (document available at the Spatial Planning Section) must be made use of as far as possible.
 - 2.7 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.
3. The owner's attention must be drawn to the following:
- 3.1 Authority for the registration of the consolidated erf will not be issued by the municipality unless conditions 2.1 to 2.7, where applicable, have been satisfactorily complied with.
 - 3.2 The owner is responsible for all engineering installation, alteration and upgrading costs including the costs for new municipal connections, storm water connections and new vehicle access points.
 - 3.3 Plans for any proposed construction or changes to services are to be submitted to the Civil Engineering Services Department for approval prior to construction.
4. The following are regarded as the reasons for the above approval decisions:
- 4.1 The proposal is not inconsistent with the Drakenstein Spatial Development Framework or Zoning Scheme Bylaw;
 - 4.2 The proposal is not out of character with the surrounding built and natural environment;

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- 4.3 The proposed consolidation is considered compatible with surrounding land uses as no change to the existing land uses are proposed;
- 4.4 There is adequate infrastructural capacity for the proposal;
- 4.5 The Val de Vie Homeowners' Association supported the proposal;
- 4.6 The Val de Vie Architectural Design Guidelines have provisions in place that specifically regulate the building lines / side spaces of erven in the estate that have been consolidated; and
- 4.7 A mitigating buffer zone of at least ±17m will exist between the Erf 1252 and any development on the consolidated property.

Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority in terms of Section 79(2) of the Drakenstein Bylaw on Municipal Land Use Planning 2018, by any person whose rights are affected by the decision of an authorised official, within **21 days** of notification of the decision. This 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 public participation process and the **objectors (if applicable)**, of their general right of appeal – proof of notification **must** be provided. Note that the 21-day appeal period will commence the day after all the property owners have been notified. The appeal procedures are set out in Section 80 of the abovementioned Bylaw (attached).

All appeals should be lodged to the City Manager of Drakenstein Municipality, P.O Box 1, Paarl, 7622 or at customercare@drakenstein.gov.za

Yours faithfully



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

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