



**Coll no:** 2040670  
**Enquiries:** J Pekeur  
**Tell no:** (021) 807 4808  
**Date:** 14 September 2023

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

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Sir

#### **APPLICATION FOR CONSOLIDATION OF ERVEN 1186 AND 1187 VAL DE VIE**

I refer to my even-numbered letter dated 14 August 2023 and hereby confirm that no appeals have been lodged in this regard.

1. **Final approval** is therefore 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 (**Annexure A already in your possession**).

- 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.

Kindly note that this approval lapses unless separate registration of at least one erf, lot or piece therein is effected in the Deeds Registry within five years of the date of this letter, subject to compliance with section 21(1) of the Drakenstein By-law on Municipal Land Use Planning, 2018, read together with Section 22 of the aforementioned by-law.

It should also be noted that the Surveyor-General will, when approving the diagram of the newly created erven, indicate on the back thereof by means of a rubber stamp, the date and reference number of this approval. The Registrar of Deeds will not register the separate registration of the erven until the application for Certificate of Registered Title or Power of Attorney has been endorsed

by Council. This endorsement will be given on submission of proof that the conditions of establishment, as set out herein, have been complied with.

Furthermore, any special conditions of title hereby imposed must be quoted in the relevant Power of Attorney or application for Certificate of Registered Title, which document must be submitted to Council together with the diagrams for endorsement.

Yours faithfully



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**H.G. STRIJDOM (PR. PLN A/1058/1998)**

**MANAGER: LAND DEVELOPMENT MANAGEMEN**

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](mailto:customercare@drakenstein.gov.za), Henk Strijdom, [henks@drakenstein.gov.za](mailto:henks@drakenstein.gov.za)