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Date: 6 December 2022

JP/HK
15/4/1 (1568, 1569) VdV

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Sir

PROPOSED SUBDIVISION AND CONSOLIDATION: ERVEN 1568 AND 1569 VAL DE VIE

Your letter under reference P3058/03(A26) dated 23 June 2022 refers.

1. Approval has been granted in terms of Section 60 of the Drakenstein By-Law on Municipal Land Use Planning, 2018, for the following:
 - 1.1 The **subdivision** of Erf 1569 Val de Vie into **Portion A** ($\pm 455\text{m}^2$) and **Remainder** ($\pm 807\text{m}^2$), as depicted on Plan of Subdivision No. 1 REV1 dated April - June 2022.
 - 1.2 The **consolidation** of **Portion A** and Erf 1568 Val de Vie to form a land unit measuring $\pm 1727\text{m}^2$ in extent, as depicted on Plan of Subdivision No.1 REV1 dated April - June 2022.
2. The approvals granted in paragraphs 1.1 and 1.2 above, are subject to the following conditions imposed in terms of Section 66 of the Drakenstein By-Law on Municipal Land Use Planning, 2018:
 - 2.1 Copies of the approved diagrams for Portion A and the consolidated land unit must be provided to the municipality.

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- 2.2 Adherence to the conditions laid down by the Manager: Infrastructure Management, Civil Engineering Services, Drakenstein Municipality, in his memorandum referenced 15/4/1 (1568 & 1569) VDV (1536) dated 25 November 2022 **(See Annexure A)**.
 - 2.3 Adherence to the following conditions laid down by the Manager: Planning and Customer Services, Electro Technical Engineering Services, Drakenstein Municipality:
 - 2.3.1 Only one service cable per erf is allowed.
 - 2.3.2 All electrical work must comply to SANS10142.
 - 2.3.3 The installation size, prior to the current limiter, must be within the reticulation design of the appointed consultant.
 - 2.3.4 Any obstruction, for example distribution box or streetlights, must be referred to the respective HOA or appointee which shall make use of a competent person as define in the Occupational Health and Safety Act (Act 85 of 1993), General Machinery regulation, to perform such work.
 - 2.4 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.
 - 2.5 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.
 - 2.6 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 separate registration of any newly created erf will not be issued by the municipality unless conditions 2.1 to 2.6 above, where applicable, have been satisfactorily complied with.

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- 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 By-Law.
 - 4.2 The proposal is not in conflict with the character of the surrounding area.
 - 4.3 No new land unit or change to the existing land uses are proposed.
 - 4.4 There is adequate infrastructural capacity for the proposal.

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 By-Law 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 By-Law (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
MANAGER: LAND DEVELOPMENT AND 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