



DRAKENSTEIN

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Date: 30 September 2021

JP/GS
15/4/1 (337) P

David Hellig & Abrahamse
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7622

Sir

PROPOSED CONSOLIDATION: ERVEN 337 AND 338 PEARL VALLEY.

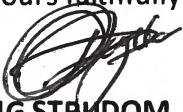
Your letter under reference P3110/03(337,338) A1 dated 3 June 2021;

1. Approval has been granted in terms of Section 60 of the Drakenstein By-Law on Municipal Land Use Planning, 2018, for the consolidation of **Erven 337 and 338** Pearl Valley to form a land unit measuring 2696m² in extent, as depicted on Plan of Consolidation No.2 dated March - April 2021.
2. The approval granted in paragraph 1 above, is subject to the following conditions imposed in terms of Section 66 of the Drakenstein By-Law on Municipal Land Use Planning, 2018:
 - 2.1 Copy of the approved diagram for the consolidated erf must be provided to the municipality;
 - 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 (337 & 338) PV (1295) dated 21 July 2021 (**Annexure A**);
 - 2.3 Adherence to the conditions laid down by the Manager: Planning and Customer Services, Electro Technical Engineering Services, Drakenstein Municipality, in his memorandum referenced 337 & 338 dated 6 September 2021 (**Annexure B**);
 - 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;
 - 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 out of scale or character with the surrounding built and natural environment;
 - 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.

Your attention is drawn to the general right of appeal 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 of an authorized official, within **21 days** from the date of receipt of this letter. 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, of their right of appeal – proof of notification must be provided. The appeal procedures are set out in Section 80 of the abovementioned Bylaw. 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



HG STRIJDOM
MANAGER: LAND USE PLANNING & SURVEYING