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Tell no: (021) 807 4808
Date: 28 November 2022

JP/HK
15/4/1 (53) PV

David Hellig & Abrahamse
Land Surveyors
PO Box 18
PAARL
7622

Sir

CONSOLIDATION OF ERVEN 53 AND 54 PEARL VALLEY ESTATE

Your letter under reference P3110/03(53,540) A dated 15 July 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 consolidation of Erven 53 and 54 Pearl Valley to form one land unit measuring $\pm 1102\text{m}^2$ in extent, as depicted on Plan of Consolidation No.4 dated July 2022.
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 A copy of the approved diagram for the consolidated erf must be provided to the municipality.
 - 2.2 The portions of the timber deck and swimming pool that encroach the north-eastern boundary of Erf 53 Pearl Valley, must be removed.

2./...

- 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 (54 & 54) PV (1469) dated 3 November 2022 (See Annexure A).
 - 2.4 Adherence to the following conditions laid down by the Manager: Planning and Customer Services, Electro Technical Engineering Services, Drakenstein Municipality:
 - 2.4.1 Each erf must have its own service connection from the street boundary;
 - 2.4.2 No services may cross from one erf to another;
 - 2.4.3 NRS069 network recovery cost will apply for any additional load requirement;
 - 2.4.4 An application must be submitted to the respective department for the provision of a separate service connection;
 - 2.4.5 A certificate of compliance and occupational certificate must be issued by a private registered installation electrician on the day the service is rendered;
 - 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 newly created erf will not be issued by the municipality unless conditions 2.1 to 2.7 above, where applicable, have been satisfactorily complied with.

3./...

- 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 decision
- 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 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 (PR. PLN A/1058/1998)
MANAGER: LAND DEVELOPMENT MANAGEMENT