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Date: 20 September 2021

JP/GS
15/4/1 (980,981) VDV

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Sir

PROPOSED SUBDIVISION AND CONSOLIDATION: ERVEN 980 AND 981 VAL DE VIE

Your letter submitted on date 27 May 2021 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 980 Val de Vie into **Portion A** ($\pm 0,74$ ha) and **Remainder** ($\pm 1,37$ ha), as depicted on Plan of Subdivision No.3 dated 15 April 2021;
 - 1.2 The consolidation of **Portion A** and **Erf 981** Val de Vie, to form a land unit measuring 3,16ha in extent, as depicted on Consolidation Plan No. 4 dated 15 April 2021.
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;
 - 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 (980, 981) VDV (1276) dated 14 July 2021 (**Annexure A**);

- 2.3 Adherence to the conditions laid down by the Manager: Planning and Customer Services, Drakenstein Municipality: Electro Technical Engineering Services Department, in his memorandum referenced 980 & 981 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 in conflict with the character of the surrounding area;
 - 4.3 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 Drakenstein By-law on Municipal Land Use Planning 2018, by any person whose rights are affected by the decision of an authorized official, within 21 days of notification of the decision. This approval is there for suspended until further notice. Please also notify the surrounding property owners within a radius of 50 meters from the application property, 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. 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 USE PLANNING & SURVEYING

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