

## Adél Groenewald

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**From:** Lawrence Smith <Lawrence.Smith@drakenstein.gov.za>  
**Sent:** Thursday, 16 February 2023 13:38  
**To:** Carlyne Cupido; Jan Nieuwoudt; Louis Pienaar; Adél Groenewald; Ronel van Zyl; zak@a19.co.za  
**Subject:** RE: Services Capacity Discussion: AVEC LA TERRE, PAARL Farm 1426/11

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Attendance:

DM: Lawrence Smith, Carylnne Cupido  
Civil Consultant: Jan Nieuwoudt, Zak Burger  
EAP: Adel Groenewald

Water:

- No bulk infrastructure is available in the area.
- The developer will be responsible for the implementation of the findings of the GLS report dated 16 September 2022.

Sewer:

- No municipal infrastructure available in the area.
- The proposed treatment works must get the necessary authorization.

Roads:

- PRE approval must be submitted during the land use application phase.

Stormwater:

- A SWMP must be submitted during the land use application phase.
- No municipal infrastructure in the area.
- PRE approval required for the stormwater discharge into Schuurmansfontein's system.

Solid Waste:

- Refuse to be collected at the entrance by DM and carted to our landfill.

**Regards**

**Mr. Lawrence Smith GIPET**

**Head: Construction Approvals & Development Applications**

**t:** +27 21 807 4577  
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**e:** [Lawrence.Smith@drakenstein.gov.za](mailto:Lawrence.Smith@drakenstein.gov.za)  
**a:** 1 Market Street, 3<sup>rd</sup> floor, Paarl 7646

## 365 Days of Activism against Gender-Based Violence

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-----Original Appointment-----

**From:** Carlynne Cupido <Carlynne.Cupido@drakenstein.gov.za>

**Sent:** Thursday, February 16, 2023 11:33 AM

**To:** Carlynne Cupido; Lawrence Smith; Jan Nieuwoudt; Louis Pienaar; 'Adél Groenewald'; Ronel van Zyl; zak@a19.co.za

**Subject:** Services Capacity Discussion: AVEC LA TERRE, PAARL

**When:** Thursday, February 16, 2023 12:45 PM-1:45 PM (UTC+02:00) Harare, Pretoria.

**Where:** Microsoft Teams Meeting

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## Microsoft Teams meeting

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Enquiries: L Laing  
Contact number: 021 807 4664/4684  
Reference: 5/7/2/1/202223/064  
Date: 03 February 2023

**De Villiers & Moore Consulting Engineers (Pty) Ltd**  
1 De Villiers Drive  
P. O. Box 472  
**DURBANVILLE**  
7550

**Attention: Mr. W. Badenhorst**

Dear Sir

**CONFIRMATION OF ELECTRICITY CAPACITY FOR THE PROPOSED AVEC LA TERRE DEVELOPMENT,  
WEMMERSHOEK ROAD, ERF 1426/11, PAARL**

Your request dated 2 February 2023 refers.

The proposed development's capacity requirement as stipulated by you is 2 326kVA.

Drakenstein Municipality confirm that there is sufficient power available at our main intake 66/11kV Dwarsrivier substation. The availability however on the 11kV network require upgrading in order to ensure the required load of 2 326kVA to the development. A new proposed 11kV switching station (20mx20m) will have to be constructed at a suitable location with twenty-four-hour access, closest to Schuumansfontein Road, across Pearl Valley entrance adjacent to The Acres development, to accommodate for the upgrading of the existing 11kV reticulation. The proposed 11kV switching station will feed directly from the existing 66/11kV Dwarsrivier substation. It must however be noted that two additional feeder cables must be installed from the existing 66/11kV Dwarsrivier substation, as well as the extension of the existing feeder cables to the new proposed 11kV switching station. The previous mentioned further require for the construction and installation of additional switchgear within the existing 66/11kV Dwarsrivier substation.

The existing 11kV reticulation will have to change as such, that Pearl Valley and The Acres ring feeds shall feed separately from the new proposed 11kV switching station. The new proposed development shall be interconnected to form part of the The Acres ring feed. Service servitudes will also have to be included in the layout of the development plans, which can only be indicated after the final position of the proposed 11kV switching station has been confirmed.

The municipality require a minimum vertical clearance distance of at least 9m from the existing 11kV overhead line running parallel to the new proposed development boundary.

Any existing services that need to be relocated to new positions, will be for the cost of the developer.

The developer will be responsible to pay Eskom notified maximum demand, service connection and network recovery cost charges for this development.

The developer is required to include measures to improve energy efficiency for this development to reduce consumption of electricity.

Office hours: (08:00 – 13:00 and 13:00 – 16:45, Fridays – 15:30).

This letter will be valid until 30<sup>th</sup> June 2023.

**Yours Sincerely**

A handwritten signature in black ink, appearing to read 'MR. L. LAING', is written over a horizontal line. The signature is stylized and somewhat cursive.

**MR. L. LAING**  
**MANAGER: PLANNING & CUSTOMER SERVICES**

I:\Bep1an3\Correspondence\202223\Cor064

# AVEC LA TERRE PAARL

## REVISION HISTORY:

- Rev 1: Proposed subdivision, rezoning & phasing plan of Portion 11 of Farm No. 1426, Paarl.
- Rev 2: Minor internal subdivision amendments.
- Rev 3: Street names added.

## NOTES:

- All distances and areas are provisional and must be verified by cadastral survey.
- Figure ABCDE represents Portion 11 of Farm No. 1426, Paarl.

- - - - - Phasing Line
- (#) Phasing Number
- # Portion Number

- Phasing:
- 1 - 50 Units
  - 2 - 50 Units
  - 3 - 50 Units
  - 4 - 57 Units

## TITLE: PROPOSED SUBDIVISION, REZONING & PHASING PLAN

SCALE: 1:4000 (A3)



## PROPERTY DESCRIPTION:

PORTION 11 OF FARM 1426, PAARL

## PROJECT DETAILS:

Project Name: Avec La Terre  
Project No: 22013  
Client: Future Megawatt (Pty) Limited  
Municipality: Drakenstein Municipality

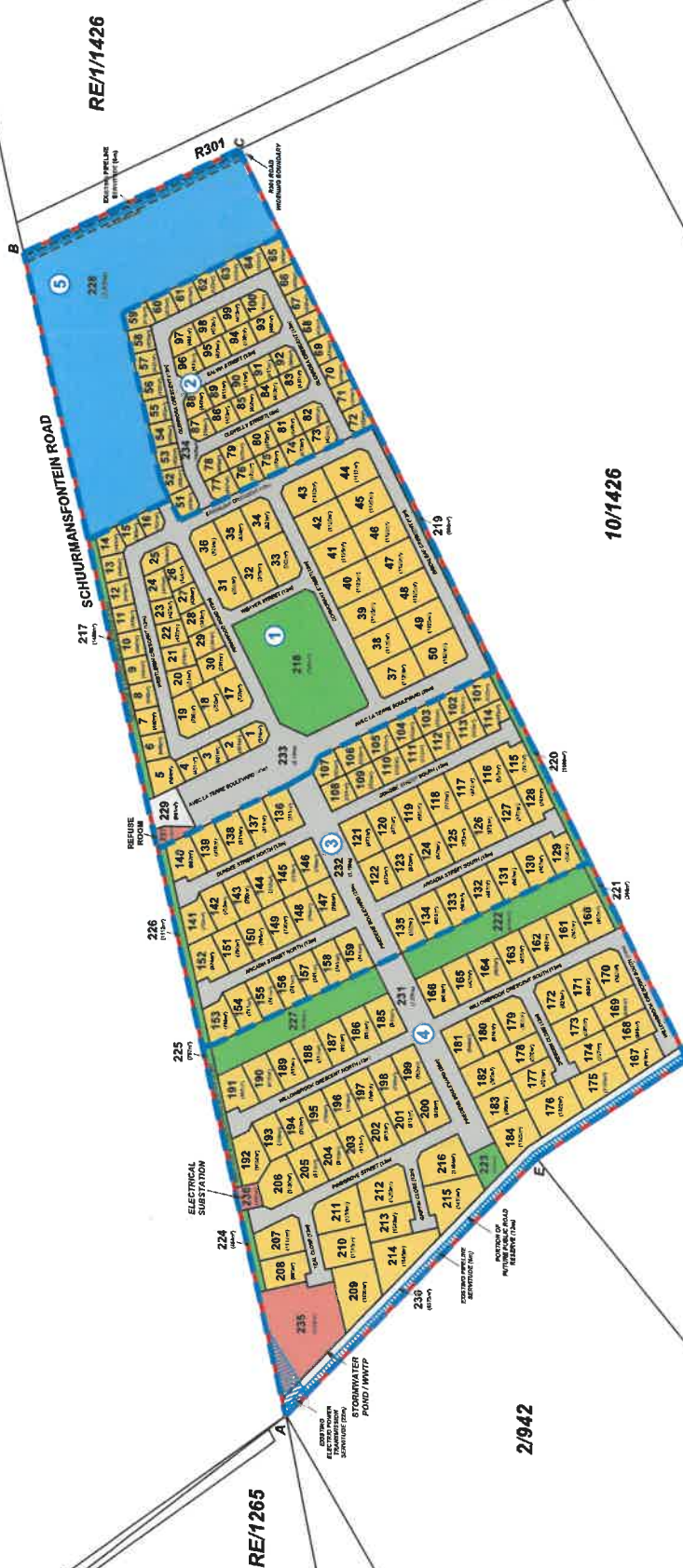
## PLAN DETAILS:

Plan No: 22013-003  
Revision: 3  
Date: 2022-10-03  
Drawn by: RC  
Checked by: AR

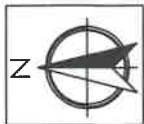


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ZONING TABLE						
ZONING	LAND USE	PTN NO	ERVEN	UNITS	GLA (m <sup>2</sup> )	AREA (m <sup>2</sup> ) %
Multi-Unit Zone	Group Housing	1 - 216	216	216	0	15,5826 56,70
Mixed-Use Zone	Mixed-Use	228	1	0	2,8274	10,29
Open Space Zone	Private Open Space	217 - 227	11	0	2,2666	8,25
Transport Zone	Public Road	229 - 230	2	0	0,6274	2,28
Transport Zone	Private Road	231 - 234	4	0	5,6638	20,61
Utility Zone	Utility Services, Utility Plant	235 - 237	3	0	0,5138	1,87
<b>TOTAL</b>			<b>237</b>	<b>216</b>	<b>-</b>	<b>27,4817 100,00</b>



## Leon Laing

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**From:** Wessel Badenhorst <wessel@devmoore.co.za>  
**Sent:** Thursday, 02 February 2023 17:07  
**To:** Leon Laing  
**Subject:** RE: Emailing: Cor056\_202223  
\_Confirmation\_letter\_of\_elect\_capacity\_for\_the\_proposed\_development\_erf\_1426\_11  
**Attachments:** Avec La Terre - Subdivision Plan.Rev3 (2022-10-03) A3.pdf

Haloda,

Sien aangeheg die nuutste SDP-plan en uitleg, soos bespreek in ons vergadering van Maandag.

Kan jy asb dit verander in jou kapasiteit-brief, asook die substasie se afmetings na 20x20m.

Skakel gerus indien jy enige ander info benodig.

Groete

Regards



**WESSEL BADENHORST**  
DIRECTOR  
DD TECH ENG (ELECTRICAL)

021 976 3087 | 082 854 4474 | www.devmoore.co.za | wessel@devmoore.co.za

**From:** Leon Laing <LeonL@drakenstein.gov.za>  
**Sent:** Wednesday, 18 January 2023 18:31  
**To:** Wessel Badenhorst <wessel@devmoore.co.za>  
**Subject:** RE: Emailing:  
Cor056\_202223\_Consideration\_letter\_of\_elect\_capacity\_for\_the\_proposed\_development\_erf\_1426\_11

Hallo Wessel

Ons kan hom ook bespreek by ons volgende afspraak.

Dankie baie.

Lekker dag verder.

**Mr Leon Laing**  
**Manager: Planning and Customer Services**

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[www.drakenstein.gov.za](http://www.drakenstein.gov.za)

A city of excellence

## 365 Days of Activism against Gender-Based Violence

**From:** Wessel Badenhorst <[wessel@devmoore.co.za](mailto:wessel@devmoore.co.za)>  
**Sent:** Wednesday, 18 January 2023 10:13  
**To:** Leon Laing <[LeonL@drakenstein.gov.za](mailto:LeonL@drakenstein.gov.za)>  
**Subject:** RE: Emailing:  
Cor056\_202223\_Confirmation\_letter\_of\_elect\_capacity\_for\_the\_proposed\_development\_erf\_1426\_11

Hi Leon,

Jou brief vir die kapasiteit verwys.

Kan jy asseblief die volgende regstellings maak :

- Aangeheg is die nuutste uitleg, wat ook die gewysigde posisie van die substasie aandui, soos tevore bespreek. Ons het die nuwe tekening bespreek in die tyd wat julle emails af was – ek het harde kopieë kom aflewer. Die posisie is geskuif weens die riool-pompstasie wat in die hoek van die ontwikkeling gebou word.
- Ons eerste bespreking was 20x20m vir die substasie. Dis hoe die planne ook gedoen was. Kan ons asb dit so hou?
- Kan ons die bestaande 11kV-lyn ondergronds skuif – ontwikkelaar se onkoste?
- Kan ons die Eskom NMD-kostes bespreek in ons vergadering.

Kan jy asseblief dan jou brief verander en die nuutste uitlegte aanheg? Dan kan kliënt sy aansoek vir die EIA indien.

Regards

de villiers & moore  
CONSULTING ENGINEERS  
Electrical, Mechanical, Fire

**WESSEL BADENHORST**  
DIRECTOR  
PR TECH ENG (ELECTRICAL)

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**From:** Leon Laing <[LeonL@drakenstein.gov.za](mailto:LeonL@drakenstein.gov.za)>  
**Sent:** Wednesday, 04 January 2023 09:28  
**To:** 'Wessel Badenhorst' <[wessel@devmoore.co.za](mailto:wessel@devmoore.co.za)>

**Subject:** Emailing:

Cor056\_202223\_Confirmation\_letter\_of\_elect\_capacity\_for\_the\_proposed\_development\_erf\_1426\_11

Hallo Wessel

Hoop 2023 is jou jaar en dat al jou drome waar word.

Vind aangehegte brief soos versoek.

Ek sal graag net weer wou gesels oor die sub ens.

Dankie baie.

Lekker dag verder.

Mr Leon Laing

Manager: Planning and Customer Services

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