



DRAKENSTEIN

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Date: 21 June 2022

JP/SM
15/4/1 (10822) W

CK Rumboll & Partners
P.O. Box 211
MALMESBURY
7299

Email: Planning2@rumboll.co.za

Madam

SUBDIVISION OF ERF 10822 WELLINGTON, CORNER OF OUDEPONT AND MEENT STREET, WELLINGTON INDUSTRIAL PARK

Your application under reference, WEL/12163/CVDW/JL dated 1 October 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 the subdivision of Erf 10822 Wellington into **Portion A** ($\pm 702\text{m}^2$) and **Remainder** ($\pm 916\text{m}^2$) as depicted on Subdivision Plan REF: WEL/12163/JL/CVDW dated September 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 A copy of the newly approved Surveyor-General diagram for Portion A must be provided to the municipality.
 - 2.2 Portion A must become part of the Wellington Industrial Park Property Owners' Association.
 - 2.3 A building plan for the new parking bays, indicated on Subdivision Plan WEL/12163/JL/CVDW dated September 2021, must be submitted to the municipality's Building Control section.
 - 2.4 The parking bays, as indicated on the Subdivision Plan with reference WEL/12163/JL/CVDW dated September 2021, must be standard, properly

demarcated on site and accessible at all times during business hours. Directional signage, directing visitors to the indoor parking bays, must be displayed on-site

- 2.5 The area inside the warehouse that is to be used for parking purposes and at present is being used for the storage of vehicles, forklifts, wine packaging cardboard boxes and mechanical parts, must be cleared
 - 2.6 Adherence to the conditions laid down by the Senior Manager: Civil Engineering Services, Drakenstein Municipality, in his memorandum referenced 15/4/1 (10822) W (0083) dated 14 February 2022 (**See Annexure A**).
 - 2.7 Adherence to the conditions laid down by the Manager: Planning and Customer Services, Drakenstein Municipality: Electro Technical Engineering Services Department, in his memorandum referenced 10822 dated 18 March 2022 (**See Annexure B**).
 - 2.8 For the proposed development, 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, grey water recycling and similar technical advancements such as low flow shower heads, dual flush toilets and water-wise gardens.
 - 2.9 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.
 - 2.10 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 the newly created erf will not be issued by the municipality unless conditions 2.1 to 2.10, 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.
 - 3.4 The future address for Portion A will be either: No. 9 Oudepont Street or No.15 Meent Street.

4. The following are regarded as the reasons for the above approval decision:
 - 4.1 The proposed subdivision does not cause any departure from the Drakenstein Zoning Scheme By-law as no land use foreign to the area is being proposed;
 - 4.2 The municipality's Spatial Development Framework prioritizes the development of the Wellington Industrial Park;
 - 4.3 The proposed subdivision is in line with the municipality's densification strategy;
 - 4.4 The proposal will optimise the use of existing resources, services infrastructure and land within the urban edge, thereby negating urban sprawl;
 - 4.5 No insurmountable problems with regards to the provision of services are expected.
5. Attached hereto are 4 copies of the plan of subdivision. One (colour) copy bearing Council's stamp of approval must accompany your letter of approval to the applicant.
6. A copy of your letter of approval and the approved plan of subdivision must be submitted to the Surveyor-General.
7. The following should be inserted in the approval letter to be sent to the applicant:

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 customer-care@drakenstein.gov.za

Yours faithfully



H.G. STRIJDOM
MANAGER: LAND DEVELOPMENT MANAGEMENT

Please address all correspondence to the City Manager, P O Box 1, Main Street, Paarl, 7622, or Customer care, e-mail, customer-care@drakenstein.gov.za. Henk Strijdom, henks@drakenstein.gov.za

Memo

To: EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT
(ATTENTION: J PEKEUR)

From: MANAGER: INFRASTRUCTURE MANAGEMENT

Enquiries: L. PIENAAR

Collaborator number:

Reference number: 15/4/1 (10822) W (0083)

Date: 14 February 2022

Subject: APPLICATION FOR SUBDIVISION OF ERF 10822, WELLINGTON

Time Limit on Conditions: These conditions will be limited to a period of 2 (two) years from the date as on the covering memo from this department. If after this period no construction has commenced (this excludes any preparatory work or site clearance) all the studies carried out for the proposed development need to be updated and revised accordingly, this shall include compliance with the latest legislation, amended legislation, latest or amended standards and revised master planning.

NOTE: This comment covers a number of disciplines and each section needs to be dealt with by a competent specialist in that field co-ordinated by the consultant managing the application. No correspondence will be entered into with individual consultants

THE FOLLOWING CONDITIONS WILL APPLY

1 STREETS & TRAFFIC

- 1.1 Any new roads/streets and accesses will be the responsibility of the developer, including all internal and bulk connectors;
- 1.2 ***No access will be allowed within 10m of the intersection of Oudepont and Meent Streets; and***
- 1.3 Any alterations to the existing road network will be the responsibility of the developer which includes design, approval and construction of any additional traffic control and or traffic calming measures.
- 1.4 ***Sufficient on-site parking has to be provided for both subdivided properties. No on-street parking is allowed.***

2 STORMWATER

- 2.1 Any new stormwater networks will be the responsibility of the developer, including all internal and bulk connectors;
- 2.2 Only pre-development run-off of a 1:2 year storm event will be accepted into the existing system. Provision must be made to accommodate the detention of run-off for a 1:50 year storm event; and
- 2.3 Provision must be made for an effective rainwater harvesting system to be planned and designed for all roof water. The volume of the storage facilities should be based on 0.02m³/m² roof area.

3 WATER

- 3.1 ***Portion A must be provided with a separate water connection at actual cost;***
- 3.2 ***Depending on the scale of the development, a GLS network capacity report may be required;***
- 3.3 All the metered connections must be installed one meter inside the erf boundary;
- 3.4 Water saving devices shall be installed in toilets, bathrooms and basins; and
- 3.5 Any existing system that is to remain shall be upgraded to minimum municipal standards.

4 WASTEWATER SERVICES

- 4.1 ***Portion A must be provided with a separate wastewater connection at actual cost;***
- 4.2 The connection must be installed one meter inside the erf boundary; and
- 4.3 Any existing system that is to remain shall be upgraded to minimum municipal standards.

5 SOLID WASTE


- 5.1 The Municipality undertakes, to remove household refuse in accordance with its by-laws and shall make its own arrangements with the occupants of the erf, for the removal of such household refuse;
- 5.2 A waste recovery/recycling initiative has been implemented in Drakenstein and the development will have to be prepared to comply with any requirements as the project is rolled out; and
- 5.3 On refuse removal days, the residents will be responsible to ensure that their bins are placed on the sidewalks to be serviced.

6 DEVELOPMENT CHARGES

- 6.1 Based on the information provided in the application, Development Charges will be calculated when a more detailed SDP is submitted.

7 GENERAL

- 7.1 The developer is responsible for the payment of a Developers Charge (water, sewer, stormwater, solid waste and roads) which can be discounted against the bulk service cost needed for the development;
- 7.2 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 7.3 All of the works, including but not limited to; roads, stormwater, water, sewers, landscaping, irrigation, etc. shall be designed by a suitably registered (ECSA registration for the civil works and SACLAP registration for the landscaping) person and any such works shall be constructed under supervision of such registered person. All such design plans shall be submitted to the Civil Engineering Services Department of Drakenstein Municipality for approval prior to the commencement of construction;
- 7.4 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.5 A set of accurate as-built drawings as per Drakenstein Municipality: Civil Engineering Department's Standards must be submitted at the practical completion inspection; and
- 7.6 The above conditions are to be complied with in stages.
- 7.6.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 7.6.2 Requirements associated with the completion of construction, development charges, as-built drawings, maintenance management plans, agreements, etc. These will be complied with prior to the transfer of any property or occupation of any property/building in the phase; and
- 7.6.3 Proof of compliance for the requirements associated with long term operations must be available on request.



LP PIENAAR (Pr. Eng)

MANAGER: INFRASTRUCTURE MANAGEMENT

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LP/cb

Memo

To: Senior Manager: Spatial Planning & Development
For attention: W Hendricks/H Strijdom/C van der Bank/J Pekeur

From: Manager: Planning and Customer Services

Enquiries: L Laing

Reference number: 10822

Date: 18 March 2022

Subject: **APPLICATION FOR SUBDIVISION, ERF 10822, WELLINGTON**

Time Limit on Conditions: These conditions will be limited to a period of one (2) years from the date as on the covering memo from this department. After this period a re-application has to be submitted for approval by this department.

1. INFORMATION REQUIRED/OUTSTANDING

1.1. None.

2. THE FOLLOWING CONDITIONS WILL APPLY

- 2.1. Only one service cable connection per erf is allowed.
- 2.2. No trees or any type of structures may be erected under or near any new or existing electrical infrastructure.
- 2.3. All electrical equipment shall comply with Drakenstein Municipality standards and have twenty four hour access for maintenance purposes.
- 2.1. In the case where existing services crosses the adjacent erven, it will have to be removed or relocate at the cost of the owner as such that each erf must have its own cable connection from the Street boundary.
- 2.2. A service level agreement between the municipality and the owner or developer of the development have to be arrange at Electro-Technical department (Planning and Design division - Chief Engineering Technician).

3. GENERAL

- 3.1. NRS069 Network recovery cost will apply for this development and will be calculated according to the following as indicated in approved tariffs: **R 3 146.00 x per KVA (V.A.T. included)**. The cost as mentioned above is valid until 30 June 2022 and will escalate thereafter for each upcoming financial year which is between 1 July and 30 June.
- 3.2. The developer will be responsible to carry all cost of the electrical installation including the linkage to the infrastructure as determined by the Manager: Planning and Customer Services.
- 3.3. All upgrade and service costs must be paid at the finance section in cash before any service connection may be rendered.
- 3.4. A private registered installation electrician shall be used to do all installations and alterations according to SANS 10142, Occupational Health and Safety Act (Act 85 of 1993) and Drakenstein Municipal by-laws prior to the proposed development.
- 3.5. A certificate of compliance and occupational certificate has to be handed over to the Electro-Technical Services Department (Service section) on the day the service is rendered or as the case may be.

The Manager: Planning and Customer Services with reference to the services and conditions has no objection to this application.

Yours faithfully






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MANAGER: PLANNING AND CUSTOMER SERVICES

I:BEPLAN_3\Sub_Divisions_Rezoning\202122\10822

Subdivision Plan Erf 10822, Wellington

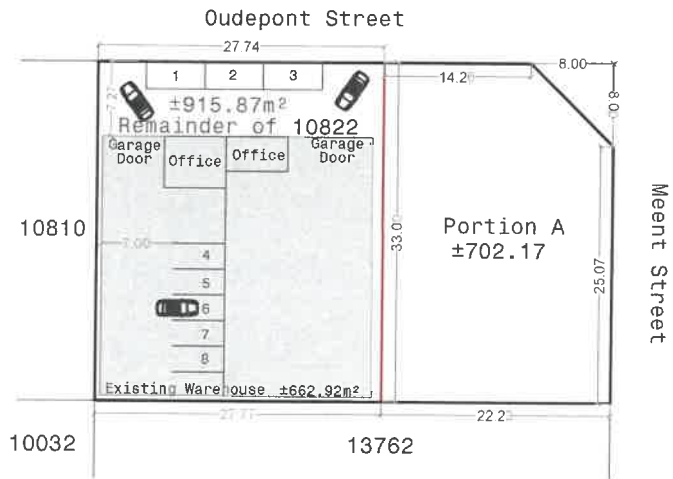
- Legend**
-  Erf 10822 Wellington
 -  Subdivision line
 -  Building line

Zoning: Industrial Zone North 

CK Rumboll & Partners
Town Planners & Land Surveyors
022 482 1845
Info@rumboll.co.za

REF: WEL/12163/JL/CVDW Date: September 2021

All areas and distance are subjected to surveying



1:500 @ A4