



Enquiries: J Daniels
Contact number: (021) 807-4581
Reference: 15/4/1 (1101) W
Date: 13 November 2023
Coll no: 2020909

JD/HK

PJ le Roux Town and Regional Planner (Pty) Ltd
262 Main Road
Paarl
7646

Email: pj@pjlroux.co.za

APPLICATION FOR CONSOLIDATION, REZONING, DEPARTURES AND EXEMPTION CERTIFICATION IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BYLAW ON MUNICIPAL LAND USE PLANNING, 2018: REMAINDER ERF 1100 AND ERF 1101 WELLINGTON

1. **Approval has been granted** in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the following:
 - 1.1 **Consolidation** of Remainder Erf 1100 ($\pm 871\text{m}^2$) and Erf 1101 ($\pm 550\text{m}^2$) Wellington, into one cadastral land unit measuring $\pm 1421\text{m}^2$ in extent, as indicated on the Consolidation Plan drawn by P-J le Roux Town and Regional Planners, Drawing No. 3, File No. H 10-176 dated February 2023, (**Annexure B**);
 - 1.2 **Rezoning** of the consolidated land unit from Conventional Housing Zone and Open Space Zone to Multi-Unit Housing Zone, in order to facilitate the proposed development;
 - 1.3 **Departure** from the development parameters on the proposed Multi-Unit Housing Zone property, for the relaxation of the southern building line from 5.0m to 4.0m and street building line from 5.0m to 0.0m, to facilitate the proposal together with a refuse collection area, as indicated on the site development plan drawn by a3d Architects, Project Number 1592A, Sheet Number SDP01 Rev 02, dated September 2022 on consolidated Remainder Erf 1100 and Erf 1101 Wellington (**Annexure C**);
 - 1.4 **Site Development Plan** for 20 community residential units for 40 students together with 20 parking opportunities, as indicated in the Site Development Plan drawn by a3d Architects, Project Number 1592A, Sheet Number SDP01 Rev 02, dated September 2022 on consolidated Remainder Erf 1100 and Erf 1101 Wellington (**Annexure C**);

- 1.5 Proposed re-alignment of an existing pipeline servitude that traverses the application property, in favour of Erf 13050 Wellington, to be run along the southern property boundary and then along the western property boundary to Erf 13050 Wellington, **be certified and endorsed** in terms of Section 24(1) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, as indicated on the site development plan drawn by a3d Architects, Project Number 1592A, Sheet Number SDP01 Rev 02, dated September 2022 on consolidated Remainder Erf 1100 and Erf 1101 Wellington (**Annexure C**);
2. The approvals mentioned in Paragraphs 1.1 to 1.5 above, be subject to the following conditions, laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
 - 2.1 Adherence to the conditions laid down by the Drakenstein Municipality: Civil Engineering Services Division in its memorandum 15/4/1 (13182) W (0703) dated 23 June 2023, (**Annexure D**);
 - 2.2 Adherence to the conditions laid down by the Drakenstein Municipality: Spatial Planning Section: Heritage Subsection in its memorandum 15/4/1 (1100) W dated 18 April 2023 (**Annexure G**);
 - 2.3 This approval only applies to the application in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements;
 - 2.4 That the proposal take place largely in accordance with the site development plan (**Annexure C**);
 - 2.5 That building plans and a landscaping plan for the development be submitted to the Wellington Heritage and Aesthetic Committee for comment and support, prior to building plan submission stage;
 - 2.6 That an application for the installation of any photo-voltaic (PV) system be submitted to the Manager: Electro-Technical Engineering Services Division (Planning and Customer Services Section), prior to the building plan submission stage;
 - 2.7 That any required electrical services extensions and/or upgrades, including all costs related thereto, will be for the account of the applicant;
 - 2.8 A certificate of compliance must be issued by a registered installation electrician for the electrical installation made available;
 - 2.9 Energy-saving devices such as are contained in the Drakenstein Municipality's Green Building Manual be made use of as far as possible;

- 2.10 That the applicant institute water conservation measures such as rainwater harvesting, grey water recycling and similar technical advancements such as low flow shower heads, dual flush toilets and water-wise gardens;
 - 2.11 No new buildings or boundary walls are to be erected or existing structures altered without the approval of building plans by Council;
 - 2.12 Any amendments to the application are subject to the relevant approval;
 - 2.13 That the proposal complies with all health requirements;
 - 2.14 Should the applicant fail to comply with any of the above conditions, Council reserves the right to impose further conditions in future if deemed necessary or even revoke the approval;
 - 2.15 The applicant **must** take note that the base zoning of consolidated Remainder Erf 1100 and Erf 1101 Wellington, will convert to Multi-Unit Housing Zone, in terms of the Drakenstein Zoning Scheme Bylaw, 2018;
3. The following be regarded as the reasons for the decision:
- 3.1 The proposed development is not expected to have a negative impact on the existing built environment within the immediate surrounding area;
 - 3.2 The proposal at hand is not expected to detract from the character of the area;
 - 3.3 The proposal represents a low coverage hostel-student accommodation development, which is not expected to detract with the surrounding areas mixture of varying property sizes and densities;
 - 3.4 The proposal is merely for consolidation, rezoning, building line departures and an existing servitude exemption, in order to optimally utilise the application property for student accommodation;
 - 3.5 The property is located within the delineated urban edge, which reduces urban sprawl as well as guiding and controlling developments within the prescribed urban area;
 - 3.6 The application is not expected to have a significant negative impact on the health, safety and wellbeing of the surrounding community and built environment;
 - 3.7 No objections were received during the public participation and stakeholder engagement process;

3.8 All relevant internal departments consented to the proposal; and

3.9 The proposal is in line with the Drakenstein Spatial Development Framework (DSDF).

Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority 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, within **21 days** of notification of decision.

This provisional 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 initial public participation process and **objectors** (if any), of their right of appeal – proof of notification **must** be provided.

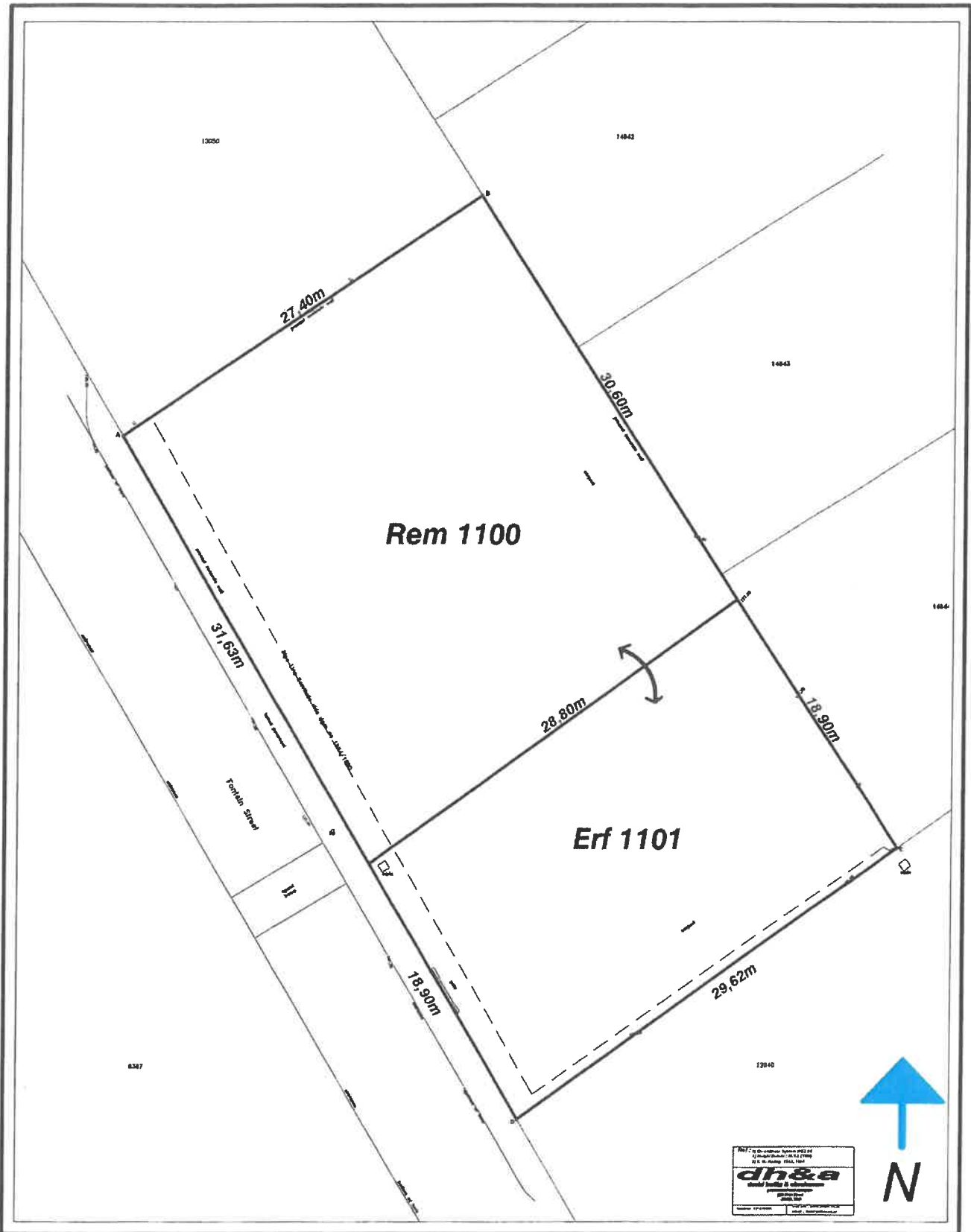
Should there be any appeals against the decision, **the application title (heading)** must be used as reference. The appeal procedures are set out in Section 80 of the above-mentioned bylaw (attached).

Your attention is drawn to the fact that all correspondence must be directed to the City Manager and also sent via our official email address.

Yours faithfully



H. G. STRIJDOM (PR. PLN A/1058/1998)
MANAGER: LAND DEVELOPMENT MANAGEMENT



P-J le Roux
 Stads- en Boukbeplanners
 Town and Regional Planners
 Hooftstraat 262 Main Road Paarl
 (Ph) 021-8722499 (CaB) 076 031 7607
 (email) pj@pjleroux.co.za

Project:
 Application for
 Consolidation, Rezoning,
 Departure & Exemption:
 Rem Erf 1100 & Erf 1101
 Wellington

Description:
**Consolidation
 Plan**

F&S PROJECTS

Skala: 1:50 000	Leër nr.: H 10-176
Tekn.: PJLR	Datum: FEBRUARY 2023
Kleur: PJLR	Tekening nr.: 3

SITE DEVELOPMENT PLAN
ISSUE DATE: 2023/01/31

- IMPORTANT NOTES:**
- The compiler of this drawing is not responsible for any error or omission in the information provided, and shall not be held liable for any consequences arising from the use of this drawing.
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Rev. No.	Change	Description	Date
01	Issue	Initial Issue	2023/01/31
02	Issue	Initial Issue	2023/01/31

PROPOSED STUDENT HOUSING

20x Double Bedrooms (20x Students)

Overall Footprint	150.00 m ²
Overall Height	15.00 m
Overall Length	15.00 m
Overall Width	10.00 m
Overall Area	150.00 m ²
Overall Volume	2250.00 m ³
Overall Weight	2250.00 t
Overall Density	15.00 t/m ³
Overall Capacity	40.00 persons
Overall Cost	1500.00
Overall Value	1500.00
Overall Profit	0.00
Overall Loss	0.00
Overall Net	0.00

PROPOSED TECHNICAL

Structure Type	Concrete Slab on Grade
Foundation	Concrete Slab on Grade
Roofing	Concrete Slab on Grade
Cladding	Concrete Slab on Grade
Insulation	Concrete Slab on Grade
Windows	Concrete Slab on Grade
Doors	Concrete Slab on Grade
Stairs	Concrete Slab on Grade
Elevators	Concrete Slab on Grade
Other	Concrete Slab on Grade

ERF 1100 & 1101

1421.85
Orkney Main Municipality

STUDENT HOUSING

Client	F and S Projects cc
Project Name	Proposed New Student Housing
Address	Fontain Street, Wellington
Architect	As per Drawing 02
Issue No.	September 2022
Issue Date	September 2022
Author	As per Drawing 02
Checker	As per Drawing 02
Approver	As per Drawing 02
Scale	As per Drawing 02
Notes	As per Drawing 02



architects

47 (0) 872 808 • info@a3d.co.za • www.a3d.co.za

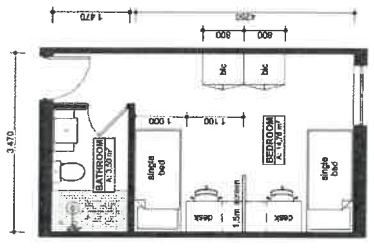
1592A

SDP01 02

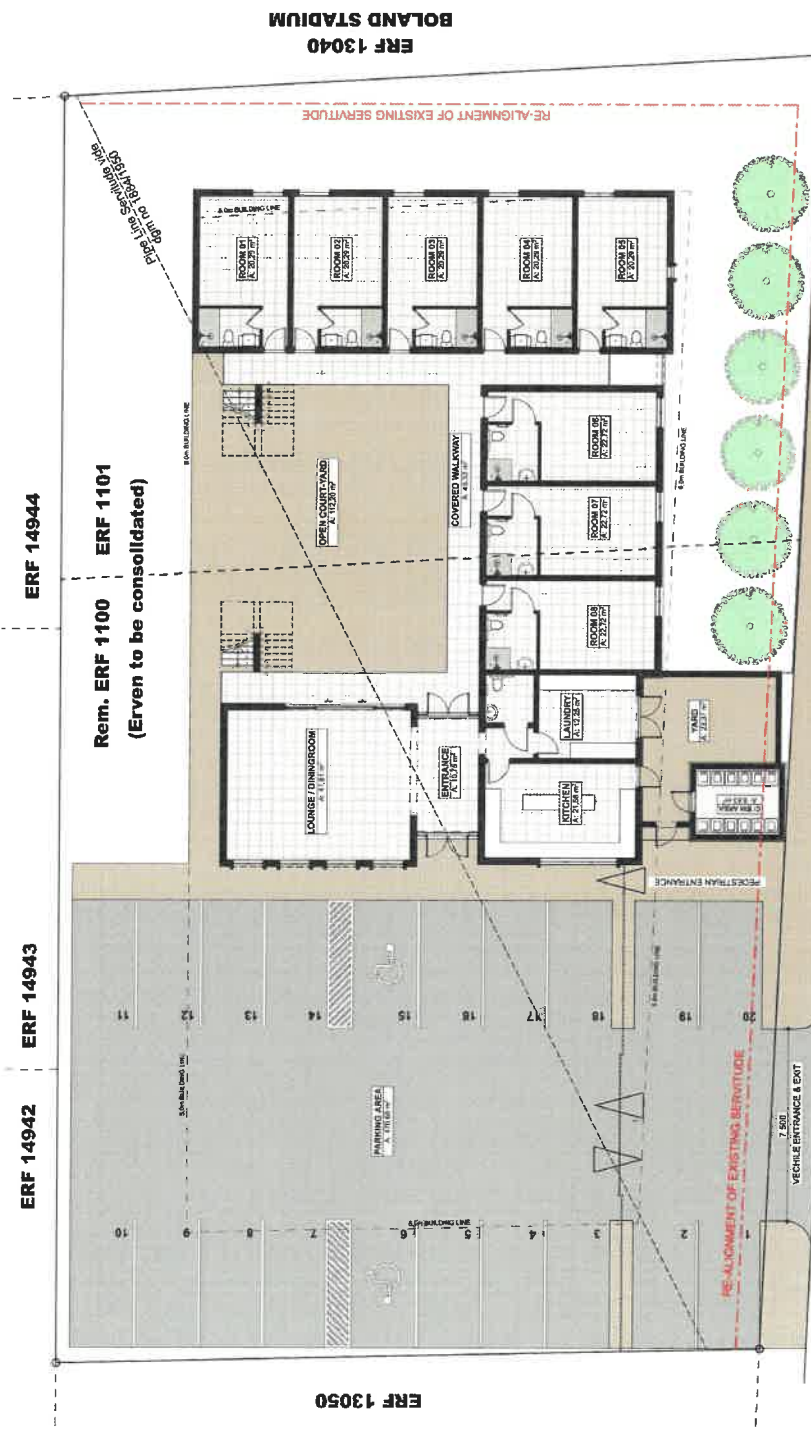
SITE PLAN & GROUND STOREY

ANNEXURE C

TYPICAL ROOM
Scale 1:50



SOUTHWEST ELEVATION (STREET)
Scale 1:100



Fontain Street

GROUND STOREY
Scale 1:100

BOLAND STADIUM
ERF 13040

ERF 14944

ERF 1101
Rem. ERF 1100
(Erven to be consolidated)

ERF 14943

ERF 14942

ERF 13050



SITE DEVELOPMENT PLAN
ISSUE DATE : 2023/01/31

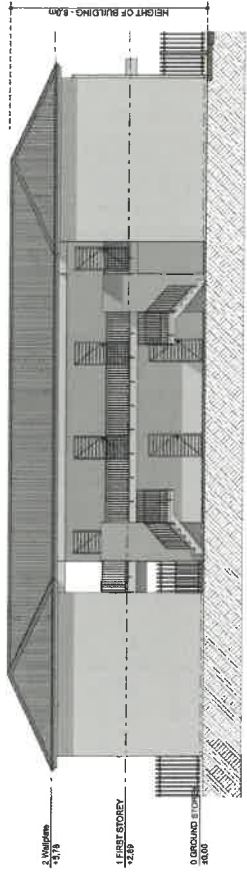
IMPORTANT NOTES:

- The site plan is a preliminary design and is subject to change. All dimensions and areas are approximate and may not be correct or updated in any way.
- When areas are shown in grey, they are reserved for future development.
- This document is to be used in conjunction with the approved site plan and any other documents that may be required for the development.
- The contractor must check all measurements and levels on site before commencing work.
- Any information contained within this document does not constitute a contract.
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Rev. no.	Change	Description	Date
01	CH-01	Initial Issue	2023/01/31
02	CH-02	Revised Issue	2023/01/31



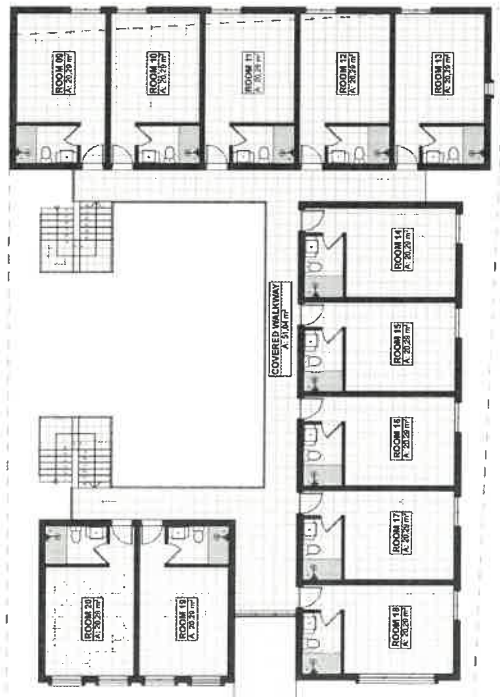
NORTHWEST ELEVATION
 Scale 1:100



NORTH-EAST ELEVATION
 Scale 1:100



SOUTH-EAST ELEVATION
 Scale 1:100



FIRST STOREY
 Scale 1:100

PROJECT INFORMATION

PROJECT NAME: **ERF 1100 & 1101**

ADDRESS: **1411 BS**

CITY/TOWN: **Drakenstein Municipality**

CLIENT: **HS**

DESIGNER: **architects**

DATE: **September 2022**

SCALE: **As per Drawing @ 1:100**

PROJECT NUMBER: **1592A**

PROJECT NAME: **SDFP02**

PROJECT NUMBER: **02**

PROJECT NAME: **FIRST STOREY & ELEVATIONS**

DESIGNER: **architects**

CONTACT: **+27 (0)11 874 8088 • info@as3d.co.za • www.as3d.co.za**

ADDRESS: **111 Main Street, 2011 Midrand, Johannesburg, South Africa**

ARCHITECT: **architects**

PROJECT NUMBER: **1592A**





Memo

To: EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE DEPARTMENT
(ATTENTION: E. CYSTER)

From: ACTING MANAGER: INFRASTRUCTURE DEVELOPMENT

Enquiries: L. SMITH

Collaborator number: 2020909

Reference number: 15/4/1 (Erf Rem. 1100 & Erf 1101) W (1141)

Date: 30 August 2023

Subject: APPLICATION FOR CONSOLIDATION, REZONING AND DEPARTURE, 35 & 37
FONTEIN STREET, REMAINDER OF ERF 1100 AND ERF 1101, 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 *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 as detailed in the Traffic Impact Statement (TIS) conducted by PESCA Consulting reference PESCA0015, dated 19 June 2023; and*
- 1.3 One of the parking bays in front of the proposed gate to be dedicated for pick-up and drop-off.

2 STORM WATER

- 2.1 Any new storm water 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 $0.02\text{m}^3/\text{m}^2$ roof area.

3 WATER

- 3.1 The development will be provided with a bulk metered connection at actual cost;
- 3.2 The metered connection must be installed one meter inside the erf boundary of each portion;
- 3.3 All units must be provided with a sub-meter to municipal specifications;
- 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 The property to have one wastewater connection off Fontein Street 1m inside the erf boundary; and
- 4.2 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 home owner's organisation/body corporate in the development, 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;

- 5.3 Such collection shall be from individual erven/a single centralised waste collection site for the development;
- 5.4 Provision should be made for a waste disposal facility and entrance to the township, with lockable gate for wheelie bins (240l bins) and recyclable bags equal to the number of dwellings per development;
- 5.5 A key should be provided to Drakenstein Municipality to be able to unlock the door/gate to garbage area on collection days, from the kerbside;
- 5.6 The garbage area should be enclosed with a 1.8m high fence and need to provided with the following;
- Tap with running water;
 - A gully which is connected to an approved sewer connection;
 - Concrete floor;
- 5.7 Municipal refuse trucks will not enter the township (complex) to collect wheelie bins on collection days;

6 DEVELOPMENT CHARGES

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

7 GENERAL

- 7.1 *When at any stage in future the municipality is required to take over ownership and maintenance of civil infrastructure, it will be the responsibility of the property owners to ensure all water and waste water connections adhere to municipal standards and by-laws;*
- 7.2 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;
- 7.3 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 7.4 The findings of the bulk service capacity analysis carried out by councils consultant GLS Engineers, needs to be implemented simultaneously with the development;
- 7.5 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;

- 7.6 The whole of the works shall fall under the control of a single project manager;
- 7.7 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.8 The above conditions are to be complied with in stages.
- 7.8.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 7.8.2 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
- 7.8.3 Proof of compliance for the requirements associated with long term operations must be available on request.



LH SMITH

ACTING MANAGER: INFRASTRUCTURE DEVELOPMENT

I:\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2023\comments\Erf 1100 & 1101 - Consoliation, Rezoning & Departure.docx

LHS/sw



Memo

To: LAND DEVELOPMENT MANAGEMENT DIVISION
J MEYER (EXT: x4836)

From: HERITAGE SERVICES SUB-SECTION

Enquiries: ZWELIBANZI G SHICEKA (EXT: x6337)

Collaborator No. 2020909

Reference number: 15/4/1(1100)W

Date: 18 APRIL 2023

Subject: APPLICATION FOR CONSOLIDATION, REZONING, DEPARTURE & EXEMPTION OF SERVITUDE IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BYLAW ON MUNICIPAL LAND USE PLANNING 2018: REMAINDER ERF 1100 & ERF 1101, WELLINGTON

RECEIVED APPLICATION ON 30 MARCH 2023

1. PROPOSAL

The proposal entails the consolidation the Remainder Erf 1100 measuring 871m² and Erf 1101 measuring 550m², Wellington into a land unit measuring 1421m² in extent and the rezoning of the consolidated land unit from Open Space Zone and Conventional Housing Zone to Multi-Unit Housing Zone to facilitate a community residential development.

2. EVALUATION

2.1 DRAKENSTEIN MUNICIPAL ZONING SCHEME BYLAW 2018

In terms of the Drakenstein Municipal Zoning Scheme Bylaw 2018, Remainder Erf 1100 and Erf 1101, Wellington is located outside of any Special Character Protected Area Overlay Zone and Scenic Route Overlay Zone.

2.2 DRAKENSTEIN HERITAGE SURVEY 2013

In terms of the Drakenstein Heritage Survey 2013, the proposal is located outside the proposed Wellington Heritage Overlay Zone.

3. CONCLUSION



DRAKENSTEIN

MUNISIPALITEIT • MUNICIPALITY • UMASIPALA

Paarl | Wellington | Gouda | Saron | Simondium

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www.drakenstein.gov.za

registry@drakenstein.gov.za

Civic Centre, Berg River Boulevard, Paarl 7646

In view of the above, the proposed consolidation the Remainder Erf 1100 measuring 871m² and Erf 1101 measuring 550m², Wellington into a land unit measuring 1421m² in extent and the rezoning of the consolidated land unit from Open Space Zone and Conventional Housing Zone to Multi-Unit Housing Zone to facilitate a community residential development, is supported from a heritage point of view on condition that building plans and a landscaping plan are submitted to Wellington Heritage and Aesthetics Committee for final comment.

.....
W HENDRICKS

MANAGER: SPATIAL PLANNING