

153



1 SITE DEVELOPMENT PLAN
1:500

ERF 13811 Wellington
5.6437 hectares
current zoning Single Residential

SCIP DRAWING ONLY

5 De Wet Rd
Table View, Cape Town
Call: 076 777 3704
info@robertscott.co.za
www.robertscott.co.za
GACAP reg. PR. ARCH 7910 AR-RITEC

Robert Scott

CLIENT	Scale 1:500
DEVELOPER	Date: 01/01/21
PROJECT NO	Sheet: 01
JOB NO	1107
TITLE	Checked: RS
Planning application at	Drawing No: 80001
Province of	Sign:
Wellington	

REVISIONS	DATE	DESCRIPTION
A	14/04/2020	Final design and construction details
B	14/04/2020	Final design and construction details
C	14/04/2020	Final design and construction details
D	14/04/2020	Final design and construction details

NOTES

1. All trees and shrubs shown on this plan are to be planted in accordance with the specifications and standards set out in the attached schedule of materials.

2. All trees and shrubs shown on this plan are to be planted in accordance with the specifications and standards set out in the attached schedule of materials.

3. All trees and shrubs shown on this plan are to be planted in accordance with the specifications and standards set out in the attached schedule of materials.

TREES SPECIFICATION

All existing mature trees within the property, with the exception of those marked as to be removed, are to be retained and protected.

New trees to be planted are to be planted in accordance with the specifications and standards set out in the attached schedule of materials.

Trees are to be planted in accordance with the specifications and standards set out in the attached schedule of materials.

ALLEN MASSIVE TREES

The height of Allen Massive trees within the site is to be maintained and protected.

New Allen Massive trees are to be planted in accordance with the specifications and standards set out in the attached schedule of materials.

SOIL PREPARATION

Soil to be prepared in accordance with the specifications and standards set out in the attached schedule of materials.

Soil to be prepared in accordance with the specifications and standards set out in the attached schedule of materials.

IRRIGATION SPECIFICATION

The irrigation system for above spaces is to be installed in accordance with the specifications and standards set out in the attached schedule of materials.

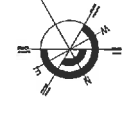
The irrigation system for above spaces is to be installed in accordance with the specifications and standards set out in the attached schedule of materials.

GENERAL NOTES ON WATER USE IN THE LANDSCAPE

Planting works must be implemented during the first water season after each phase of construction.

Planting works must be implemented during the first water season after each phase of construction.

ANNEXURE D



Penry Hoar Landscape Architects	
GETHSEMAN PROPERTY	
Project	Er 13811, Wellington
Client	PROVENCE
Drawn	LANDSCAPE MASTER PLAN
Date	21/04/2020
Scale	1:200
Sheet Number	175
Scale	SL100
Drawn By	D
Checked By	D
Drawn Date	14/04/2020
Checked Date	14/04/2020



TREE PLANTING LEGEND:

SHADE TREE (A)
Transplanted existing *Styramia guineensis* (Water Pear) or new 100L size

AVICULE SHADE TREE
100L, *Conium maculatum* (Water Pear) and *Conium maculatum* (Water Pear)

FRUIT TREES
100L, Olive, Citrus, Pear, Apple

SHADE TREE (B)
20L, *Conium maculatum* (Water Pear)

EXISTING TREES ALONG RIVER ZONE
Populus canescens (Grey Poplar)

SHRUB/GRASS PLANTING LEGEND:

M.X.1.1 1.1m high shrub
Styramia guineensis 40 @ 0.5m²
Styramia guineensis 40 @ 0.5m²
Styramia guineensis 40 @ 0.5m²

M.X.2 2m high shrub
Styramia guineensis 40 @ 0.5m²
Styramia guineensis 40 @ 0.5m²

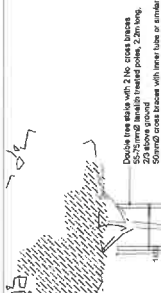
M.X.3 Mixed shrub & grass
Styramia guineensis 40 @ 0.5m²
Styramia guineensis 40 @ 0.5m²
Styramia guineensis 40 @ 0.5m²

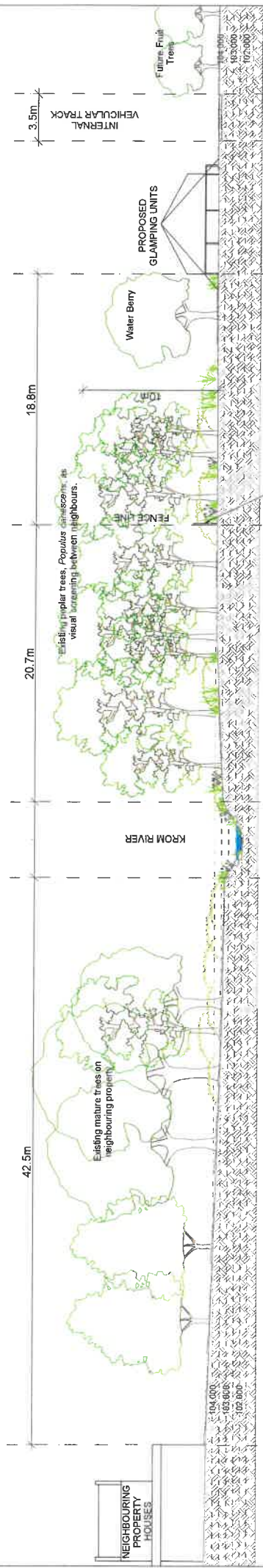
HARDSCAPE LEGEND:

New River Boundary Fence
New River Boundary Fence
New River Boundary Fence
New River Boundary Fence

Concrete path
Concrete path
Concrete path
Concrete path

Grass
Grass
Grass
Grass





New permeable mesh fence
Beta Nyolor or similar, with
openings at the bottom for small animal
movement.

SECTION A-A
SCALE: 1:200

155

Penny Moir Landscape Architects 54/55 The Terrace, Christchurch 1875 (Phone) 3 366 6600, 3 366 6601 1872 (Fax) 3 366 6602, 3 366 6603 1872 (Email) penny_moir@pmla.co.nz	
Client	GETHSEMAN PROPERTY
Project	PROVENCE Erf 13811, Wellington
Drawing	SECTION AA THROUGH RIVER ZONE
Drawn	PM
Date	21-04-2020
Scale	1:200
Project Number	175
Drawn Number	SS200
Revision	B
Client Reference	PK 204 01-12-2020
Drawing Status	COUNCIL APPROVAL



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Memo

To:	EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT (ATTENTION: C. VAN DER BANK)
From:	MANAGER: INFRASTRUCTURE MANAGEMENT
Enquiries:	L. PIENAAR
Collaborator number:	1587044
Reference number:	15/4/1 (13811) W (XXXX)
Date:	26 May 2020
Subject:	REZONING, CONSENT USE AND SITE SPECIFIC DEVIATION APPROVAL: ERF 13811, 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

- 1.1 Any new roads/streets and accesses will be the responsibility of the developer, including all internal and bulk connectors.

2 TRAFFIC

- 2.1 *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 Assessment (TIA), ref: STURO267 dated September 2019.*

3 STORMWATER

- 3.1 *No development is allowed within the 1:50 year flood line and any construction within the 1:100 year flood line must be 1m above the 1:100 year flood line;*

- 3.2 ***A Stormwater Management Plan (SWMP) is required and must be submitted to this department prior to any approval of civil or building plans;***
- 3.3 Any new stormwater networks will be the responsibility of the developer, including all internal and bulk connectors;
- 3.4 Pollution control measures to mitigate chemical and solid pollution must be provided at inlet and outlet structures as may be relevant;
- 3.5 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
- 3.6 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.

4 WATER

- 4.1 All the metered connections must be installed one meter inside the erf boundary;
- 4.2 Water saving devices shall be installed in toilets, bathrooms and basins;
- 4.3 A water demand management plan must be submitted to the Civil Engineering Department and must include and indicate the measures to be put in place to conserve and manage water;
- 4.4 ***Additional water connection is available at actual cost from Jan van Riebeeck street;***
- 4.5 ***Semi offgrid water charges/ tariffs will be applicable when borehole portable water is implemented;***
- 4.6 ***The developer must enter into an intermediary agreement with Drakenstein Municipality with relation to the water supplied on site;***
- 4.7 ***All potable water supplied to consumers from boreholes shall comply with SANS 241 as amended. Proof of compliance test no older than 6 months must be available on request. All testing must be done by an accredited service provider;***
- 4.8 ***Prior to the approval of any building plan, the "low fire risk" statement in the services report is to be verified by the Fire services Department;***
- 4.9 ***Prior to the approval of any building the details of the filtration system is to be approved by this department; and***
- 4.10 Any existing system that is to remain shall be upgraded to minimum municipal standards.

5 WASTEWATER SERVICES

- 5.1 ***GLS report is required and must be submitted to this department prior to any approval of civil or building plans;***
- 5.2 ***Wastewater connections will be available at actual costs from Municipal mainline;***

5.3 ***No construction is allowed over municipal wastewater infrastructure. The existing pipeline must be rerouted at the cost of the developer and discussions to be arranged with the Municipality regarding relocation of the existing pipeline;***

5.4 ***A servitude must registered over the pipelines in favour of Drakenstein Municipality;***

5.5 All the connections must be installed one meter inside the erf boundary;

5.6 A connection manhole must be constructed at each connection point to a maximum depth of 1m; and

5.7 Any existing system that is to remain shall be upgraded to minimum municipal standards.

6 SOLID WASTE

6.1 The Municipality undertakes, after the proclamation of the development, to remove household refuse in accordance with its by-laws and shall make its own arrangements with the occupants of erven/home owner's organisation/body corporate in the development, for the removal of such household refuse;

6.2. Such collection shall be from individual erven/a single centralised waste collection site for the development;

6.3 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 quantity of dwellings per development;

6.4 A key should be provided to Drakenstein Municipality to be able to unlock door/gate to garbage area on collection days, from the kerbside;

6.5 The garbage area should be enclosed with a 1.8m high fence and need to consist of the following;

- Tap with running water;
- A gully which is connected to an approved sewer connection;
- Concrete floor; and

7 DEVELOPMENT CHARGES

7.1 Based on the information provided in the application, Development Charges are payable by the developer. Development Charges will be calculated when a more detailed site development plan is submitted.

8 GENERAL

8.1 A services agreement shall be entered into, prior to the start of construction, where in shall be detailed the apportionment of funding of any new works common to the area, including but not limited to road network upgrading, sewerage treatment works upgrading, bulk water supply upgrading, sewage network upgrading;

8.2 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;

8.3 The developer is responsible for the funding of all connections to the bulk services and all internal works;

8.4 The findings of the bulk service capacity analysis carried out by councils consultant GLS Engineers, needs to be implemented simultaneously with the development;

- 8.5 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;
- 8.6 The municipality shall be represented at all site meetings for the duration of the construction of the works and to this end timeous notification of such meetings shall be supplied to the Civil Engineering Services Department;
- 8.7 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 8.8 Where applicable all water network, sewer network, stormwater network and road network components (downstream of the valve immediately upstream of the bulk water meter, upstream of the connection to the existing system or intersection point with the existing road) shall be a private combined system and shall be indicated as such on all documents and plans;
- 8.9 All private combined systems (including but not limited to water, sewer, stormwater, roads, irrigation, etc.) shall be the joint and severalty responsibility (including but not limited to the administration of the joint account and operation and maintenance of the system) of the members of the home owners association/body corporate and must be noted as such in any constitution of any such body and any such constitution must be submitted for approval by council. This constitution shall be notarially linked to each separate title deed;
- 8.10 A comprehensive operational infrastructure management plan shall be drawn up and submitted for approval by the Civil Services Department;
- 8.11 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
- 8.12 The above conditions are to be complied with in stages.
- 8.12.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 8.12.2 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
- 8.12.3 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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DRAKENSTEIN
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Memo

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

From: Manager: Planning and Customer Services

Enquiries: L Laing

Reference number: 13811

Date: 8 July 2021

Subject: **APPLICATION FOR SITE DEVELOPMENT PLAN AND CONSENT USE, ERF 13811, 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 4 247.00 x per KVA (V.A.T. included)**. The calculation shall be done according to the notified maximum demand as per estimated load calculation of the private electrical consultant. 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. Accommodation for the installation of a new proposed mini-substation (4mx6m) must be provided as such that 'n minimum allowable distance of at least 6m is maintained at all times from any fixed equipment, building, structure or temporary structure.
- 3.4. Service servitudes must be registered where the reticulation falls outside the municipal road reserve.
- 3.5. Excessive network upgrades must be done in order to supply the development of power. The previous mentioned may require the municipality to apply for additional funding in order to complete the project which is subject to council approval. The previous mentioned may result in postponing the project due to unavailable funding at the time.
- 3.6. All upgrade and service costs must be paid at the finance section in cash before any service connection may be rendered.

A private registered electrical consultant and installation electrician shall be used to do all designs, 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.

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

L LAING
MANAGER: PLANNING AND CUSTOMER SERVICES
 I:\BEPLAN_3\Sub_Divisions_Rezoning\202122\13811



Memo

To: Manager: Land Use Planning and Surveying
(Attention: C van der Bank)

From: Environmental Officer: Environmental Management Division

Enquiries: L. King

Collaborator number: 1587044 (1489/2019)

Reference number: 15/4/1 (13811)W

Date: 06 February 2020

Subject: COMMENT – APPLICATION REZONING, CONSENT USE AND SITE SPECIFIC DEVIATION APPROVAL: ERF 13811, WELLINGTON

Reference is made to the above application for the rezoning from Conventional Housing Zone to Neighbourhood Business Zone, Consent use and site specific deviation to permit the moving of the urban edge in order to permit the development of student accommodation, visitor's accommodation and occasional markets on the above-mentioned property.

Having reviewed the above application, the Environmental Management Division finds the application in order, subject to the following:

1. Landscaping

1.1 A detailed landscaping plan, compiled by a registered Landscape Architect, for the property concerned must be submitted by the developer for approval by the Environmental Management Division prior to building plan approval.

Such a plan is to indicate, inter alia, the extent, location and design of the following:

- existing vegetation to be retained or removed, indicating the types of all vegetation and trees;
- all proposed newly planted vegetation, including types (species) and planting specifications;
- tree staking details;
- the size of all trees to be planted (roots to be established in min 80 – 100 L size container, with a clear stem height of 1.8 m minimum, and a minimum girth of approximately 60 mm);
- density of plants species/plant mixes, size of plants to be planted;
- existing and finished ground levels;
- all landscaping features, including fences, walls, retaining walls, paving, street furniture and lighting;
- Irrigation plan (alternative water sources to be indicated); and

- phasing and timing of implementation, including a twelve-month establishment period.

1.2 The approved detailed landscape plan shall be implemented by and at the cost of the developer within 3 months after the completion of building works or prior to occupation, whichever comes first.

2. The proposed development will be located opposite a residential area. A Noise Impact Assessment (NIA) should therefore be conducted to determine the appropriate mitigation measures to be implemented in order to insure that noise levels will comply with SANS 10103.

The NIA must be submitted to the Environmental Management Division prior to building plan approval.

3. A method statement for the clearing of invasive alien species along the Krom riverine area must be submitted to the Environmental Management Division prior to building plan approval.
4. A Maintenance Management Plan for the natural and landscaped area below the floodplain must be submitted to the Environmental Management Division prior to building plan approval. Such a plan must include alien clearing management to be implemented.
5. The proposed fence must be set back at least 10m from the top of bank of the Krom River, must be permeable in nature and should have intermittent gaps at the bottom to allow for the movement of small animals.

Yours faithfully



C. WINTER
MANAGER: ENVIRONMENTAL MANAGEMENT

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