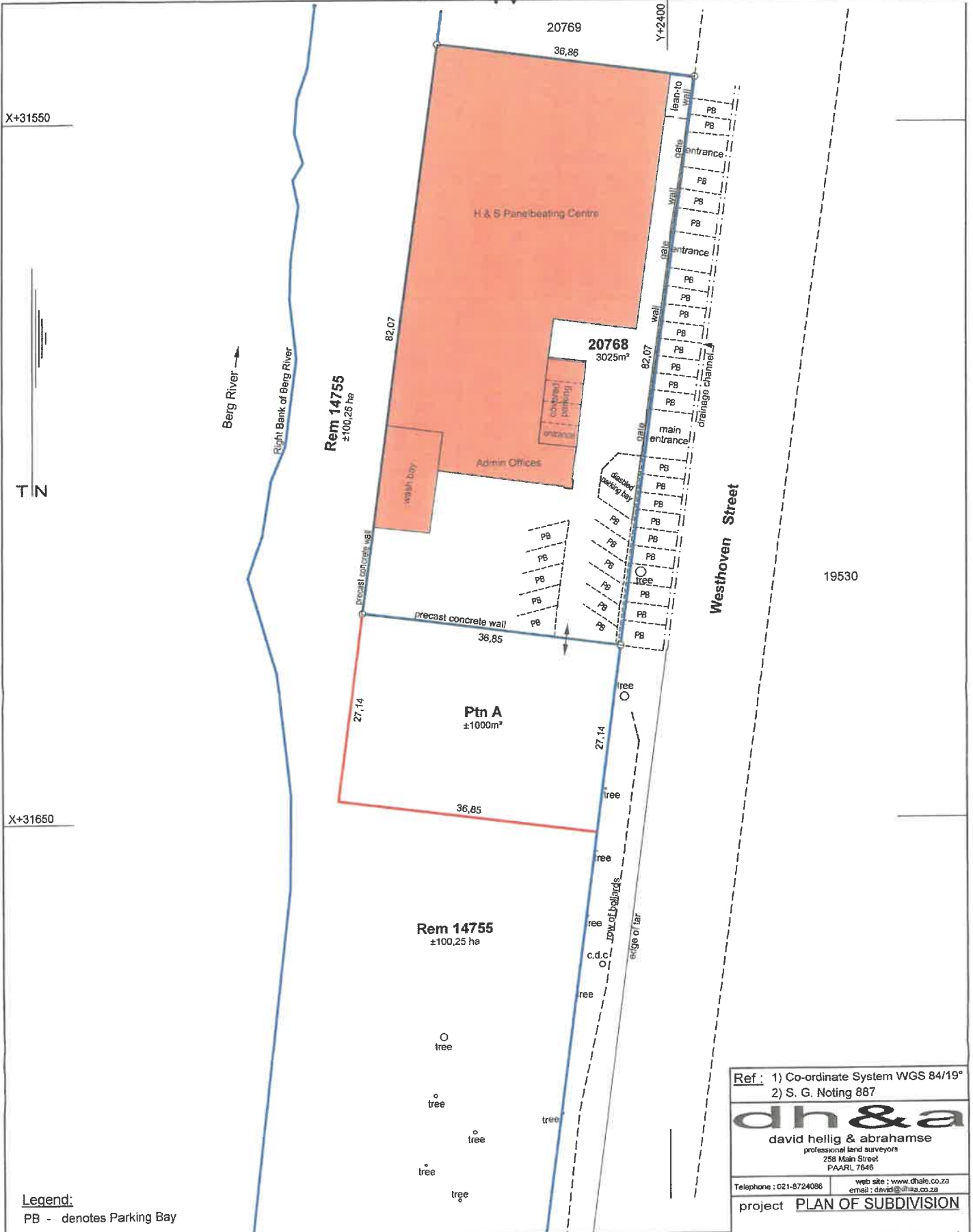


X+31550

TIN

X+31650



**Legend:**

PB - denotes Parking Bay

**Notes :**

- 1) The Remainder of Erf 14755 Paarl is to be subdivided in
  - a) Ptn A ±1000 square metres
  - b) Rem. 14755 ±100,25 hectares
- 2) Ptn A is to be rezoned from Open Space Zone to Industrial Zone
- 3) Ptn A and Erf 20768 Paarl are to be consolidated to form a land unit measuring ±4025 square metres in extent

Ref : 1) Co-ordinate System WGS 84/19°  
 2) S. G. Noting 887

**dh&a**  
 david heilig & abrahamse  
 professional land surveyors  
 258 Main Street  
 PAARL 7646

Telephone : 021-8724086      web site : www.dh&a.co.za  
 email : david@dh&a.co.za

project **PLAN OF SUBDIVISION**

**Remainder of Erf 14755 Paarl**

Scale	1 / 500 @ A3
Date	November 2021
File No	P3677/21
Plan No	1

# Memo

**To:** EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT  
(ATTENTION: C. VAN DER BANK)

**From:** MANAGER: INFRASTRUCTURE MANAGEMENT

**Enquiries:** L. PIENAAR

**Collaborator number:**

**Reference number:** 15/4/1 (20768 & 14755) P (1126)

**Date:** 12 September 2022

**Subject:** APPLICATION FOR SUBDIVISION, REZONING AND CONSOLIDATION:  
PORTION OF ERF 14755 AND 20768, PAARL.

**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; and
- 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.

### 2 STORM WATER

- 2.1 No development is allowed within the 1:50 year flood line and any final floor levels of building structures within the 1:100 year flood line must be 1m above the 1:100 year flood line;
- 2.2 *A detailed Stormwater Management plan will be required prior to any civil plan's approval. Construction plans for formalized parking area to be submitted to the municipality of approval;*

- 2.3 Any new storm water networks will be the responsibility of the developer, including all internal and bulk connectors;
- 2.4 Pollution control measures to mitigate chemical and solid pollution must be provided at inlet and outlet structures as may be relevant; and
- 2.5 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.

### **3 WATER**

- 3.1 No comment.

### **4 WASTEWATER SERVICES**

- 4.1 No comment.

### **5 SOLID WASTE**

- 5.1 No comment.

### **6 DEVELOPMENT CHARGES**

- 6.1 Based on the information provided in the application, the Development Charge payable by the developer is **R 16 873.00 (Excl VAT)**. The levy is valid until **30 June 2023** where after a new calculation is required. The value has been calculated as follows:

- 6.1.1 Water = Nil
- 6.1.2 Sewer = Nil
- 6.1.3 Roads = Nil
- 6.1.4 Stormwater = R 16 873.00
- 6.1.5 Solid Waste = Nil

- 6.2 Note that the Development Charge calculated will only be applicable to the approved SDP provided in the application.

### **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 The whole of the works shall fall under the control of a single project manager;
- 7.5 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;
- 7.6 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.7 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
- 7.8 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.



**LP PIENAAR (Pr. Eng)**

**MANAGER: INFRASTRUCTURE MANAGEMENT**

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LP/lb

Erf Number of Development: **20768 ; 14755 ; 7646**  
 Physical Address: **Wasthovan street Paarl**  
 Municipal Area: **Paarl, Mbekwini, Wellington**  
 Municipal Valuation of Property: **R 4,200,000**  
 Owner: **The HAS Inv Trust**  
 Owner ID No:

Land Use	Unit	Usage	Land Area developed with Land Use (m²)	CALCULATED EXISTING DEMAND				EXISTING DEVELOPMENT CHARGE PER SERVICE								
				Water (lit/day)	Sanitation (lit/day)	Stormwater (c.ha)	Solid Waste (tonnes/yrk)	Roads (trips/yrk)	Electricity (kVA)	Water	Sanitation	Stormwater	Solid Waste	Roads	Electricity	
Sports, Recreation & Parks	ha	100-3505	1003505	3595,76	50,43	18,04	200,70	10,40								
Industrial Light	100 m² of GLA	30-25	3025	6,05	3,03	0,18	0,64	33,28					R	R	R	R
<b>TOTAL</b>				1511,71	53,20	10,22	201,34	33,28								

Existing

Land Use	Unit	Usage	Land Area developed with Land Use (m²)	CALCULATED NEW DEMAND				NEW DEVELOPMENT CHARGE PER SERVICE								
				Water (lit/day)	Sanitation (lit/day)	Stormwater (c.ha)	Solid Waste (tonnes/yrk)	Roads (trips/yrk)	Electricity (kVA)	Water	Sanitation	Stormwater	Solid Waste	Roads	Electricity	
Road Reserves	ha	0-1	1000	0,00	0,00	0,05	0,00	0,00								
Sports, Recreation & Parks	ha	100-3505	1002505	1593,76	50,43	10,03	200,50	0,00								
Industrial Light	100 m² of GLA	30-25	3025	6,05	3,03	0,18	0,64	33,28								

NEW





**DRAKENSTEIN**  
MUNISIPALITEIT • MUNICIPALITY • UMASIPALA  
Paarl | Wellington | Gouda | Saron | Simondium

+27 21 807 4500 +27 21 872 8054  
www.drakenstein.gov.za  
records@drakenstein.gov.za  
Civic Centre, Berg River Boulevard, Paarl 7646

# Memo

<b>To:</b>	<b>Senior Manager: Land Development Management</b> <b>For attention: H Strijdom/C van der Bank/E Cyster</b>
<b>From:</b>	<b>Manager: Planning and Customer Services</b>
<b>Enquiries:</b>	<b>L Laing</b>
<b>Reference number:</b>	<b>14755 &amp; 20768</b>
<b>Date:</b>	<b>4 November 2022</b>
<b>Subject:</b>	<b>APPLICATION FOR REZONING, SUBDIVISION AND CONSOLIDATION, ERF 14755 AND 20768, WESTHOVEN STREET, PAARL</b>

**Time Limit on Conditions:** These conditions will be limited to a period of one (1) year from the date as on the covering memo from this department. After this period a re-application must 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.
- 2.4. The developer will be responsible for all cost in the case where he or she request any infrastructure situated in the road reserve to be moved or relocated to new propose positions.
- 2.5. The developer is required to include measures to improve energy efficiency for this development to reduce consumption of electricity.
- 2.6. It may be requested to register service servitudes where existing and or new infrastructure will or have been installed.
- 2.7. A service level agreement between the municipality and the owner or developer of above mentioned erf have to be arrange at Electro-Technical Service Department (Planning and Design division - Chief Engineering Technician) in the case where a request for the change and or upgrade of the existing supply is required.

### 3. GENERAL

- 3.1. NRS069 Network recovery cost will apply for any additional load requirement and will be calculated according to the following as indicated in approved tariffs: **R 3 750.79 per KVA (V.A.T. included)**. The cost as mentioned above is valid until 30 June 2023 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.
- 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. Your attention is drawn to the following electricity by-law should the development be serviced and managed by means of private reticulation:
  - 3.4..1. Unless authorised by the municipality, no person may sell or supply electricity supplied to his or her premises or generated by him or her under an agreement with the municipality, to any other person or persons for use on any other premises, or permit or allow such resale or supply to take place.
  - 3.4..2. A reseller must comply with the licensing and registration requirements set out in the ERA.
  - 3.4..3. If electricity is resold for use upon the same premises, the electricity resold must be measured by a sub meter of a type which has been approved by South African Bureau of Standards and supplied, installed and programmed in accordance with the standards of the municipality.
  - 3.4..4. The tariff at which and the conditions of sale under which electricity is thus resold, shall not be less favourable to the purchaser than those that would have been payable and applicable had the purchaser been supplied directly with electricity by the municipality.
  - 3.4..5. Every reseller must furnish the purchaser with monthly accounts that are at least as detailed as the relevant billing information details provided by the municipality to its electricity customers.
  - 3.4..6. The municipality may request audited reports from resellers to prove that the above resale conditions are met. The cost to obtain audited reports will be borne by the reseller.
- 3.5. Authorization to re-sell electricity can be obtained by council approval only.
- 3.6. 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 development.
- 3.7. A certificate of compliance and occupational certificate must be handed over to the Electro-Technical Services Department (Service section) on the day the service is rendered or as the case may be.



3.8. 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**  
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