

Memo

To:	Senior Manager: Land Development Management For attention: H Strijdom/C van der Bank/E Cyster
From:	Manager: Planning and Customer Services
Enquiries:	L Laing
Reference number:	Erf 165
Date:	3 October 2022
Subject:	APPLICATION FOR REZONING AND PERMANENT DEPARTURES, ERF 165, WELLINGTON

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. A minimum clearance distance of 3m must be kept from exiting low-tension reticulation and 8m from existing high-tension reticulation.
- 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. The previous mentioned also refer to the relaxation of building lines, prior to meet the minimum clearance distance to the electrical infrastructure.
- 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 mention erf must 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 and will then be calculated according to the following as indicated in approved tariffs: **R 4 450.86 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. Applications to be submitted in writing to the Senior Manager: Electro Technical Services indicating the following:

- 3.7. A private registered electrical consultant as well as an 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 development.
- 3.8. 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.
- 3.9. 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\202223\165

PLANNING REPORT

PROPOSED REZONING AND PERMANENT DEPARTURES: THE REMAINDER OF ERF 165 WELLINGTON

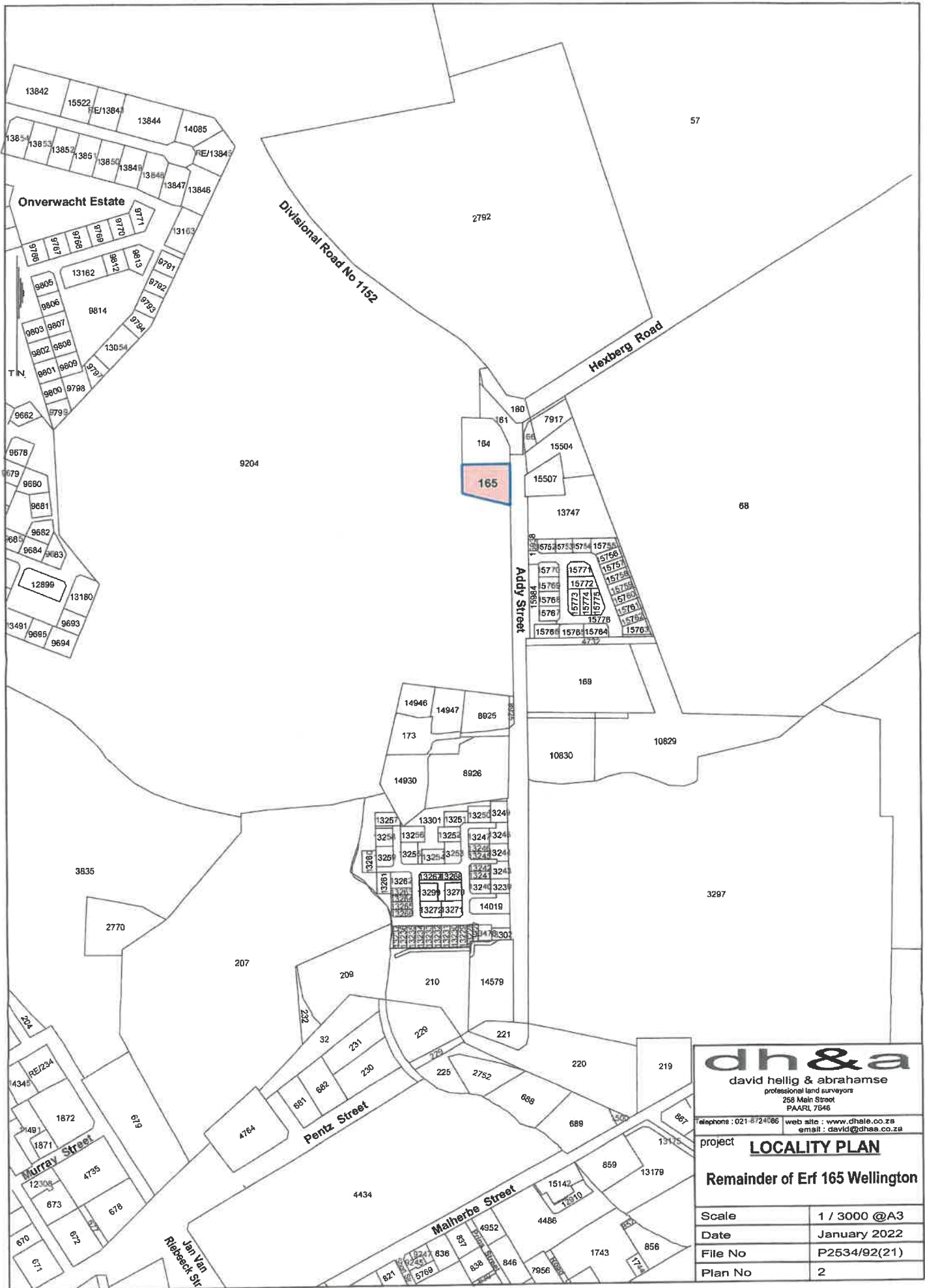
OUR REF: P2534/92(21)

Compiled by:

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Professional Land Surveyors

FEBRUARY 2022



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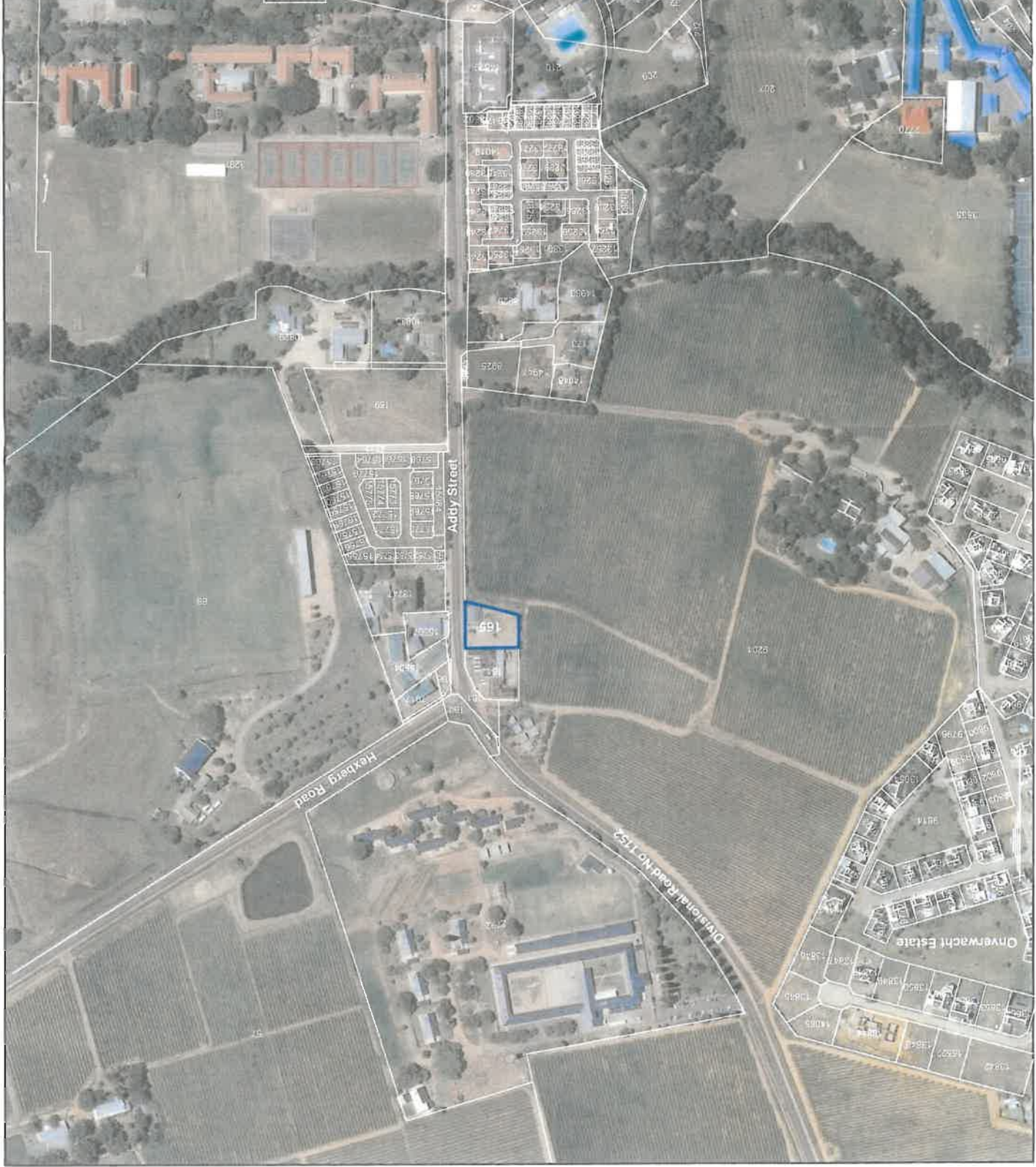
project **LOCALITY PLAN**
Remainder of Erf 165 Wellington

Scale	1 / 3000 @A3
Date	January 2022
File No	P2534/92(21)
Plan No	2

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Project: **LOCALITY PLAN**
 Remainder of Erf 165 Wellington

Scale	1 / 3000 @A3
Date	January 2022
File No	P2534/92(21)
Plan No	2P



3. LOCATION

The red polygon in the below figure indicates the location of the subject land unit.

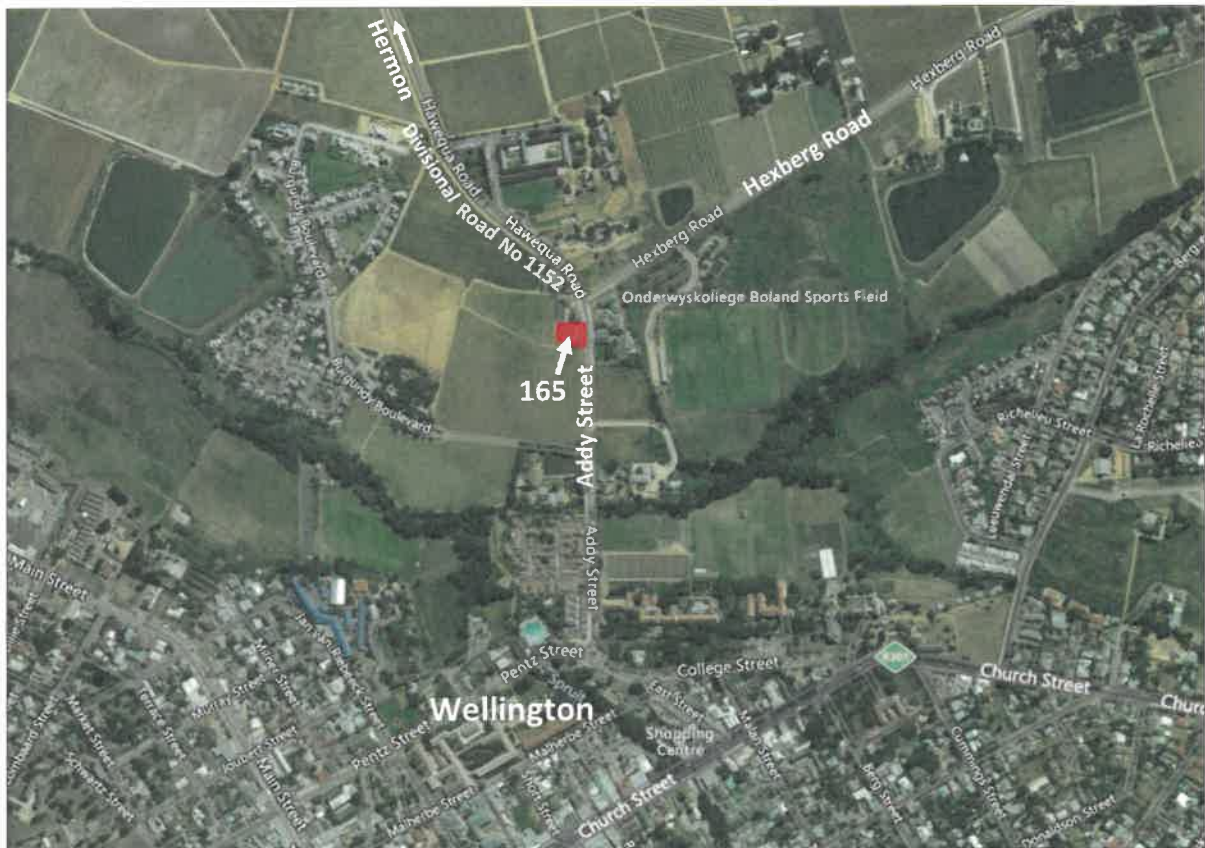


Figure 1: Location of the subject land unit

4. PREVIOUS LAND USE PLANNING APPROVAL

The Drakenstein Municipality previously granted the following approval in respect of the subject land unit:

- 1) In terms of Section 16(1) of the Land Use Planning Ordinance No 15/1985 for the **rezoning** of the subject land unit from Single Residential Zone I to Residential Zone IV in order to establish three double storey apartment buildings accommodating thirteen apartments in total.
- 2) In terms of Section 15(1)(b) of the Land Use Planning Ordinance No 15/1985 for the following **permanent land use departures**:
 - Relaxation of the street building line from 8 m to 1,8 m to accommodate the existing dwelling house.
 - Relaxation of the southern lateral building line from 4 m to 0 m in order to accommodate a section of the existing dwelling house and proposed additions thereto and from 4 m to 1,5 m for a portion of the proposed block of flats.

- Relaxation of the western and northern lateral building lines from 4 m to 1,5 m in respect of the proposed block of flats.
- Relaxation of the coverage restriction from 40% to 42%.

The Drakenstein Municipality Rezoning Approval vide Ref 15/4/1 (165) W dated 04-10-2016 is enclosed herewith.

5. EXISTING ZONING AND LAND USES

The subject land unit is zoned for Conventional Housing Zone purposes in terms of the Drakenstein Zoning Scheme By-Law, 2018 as indicated in the below extract of the Zoning Map for Wellington. The surrounding area to the south and west is characterised by land units zoned for Agricultural Zone purposes, to the north by Neighbourhood Business Zone and Community Use Zone (Hawequa Correctional Services) and to the east by Conventional Housing Zone and Open Space Zone (sports fields) land units.

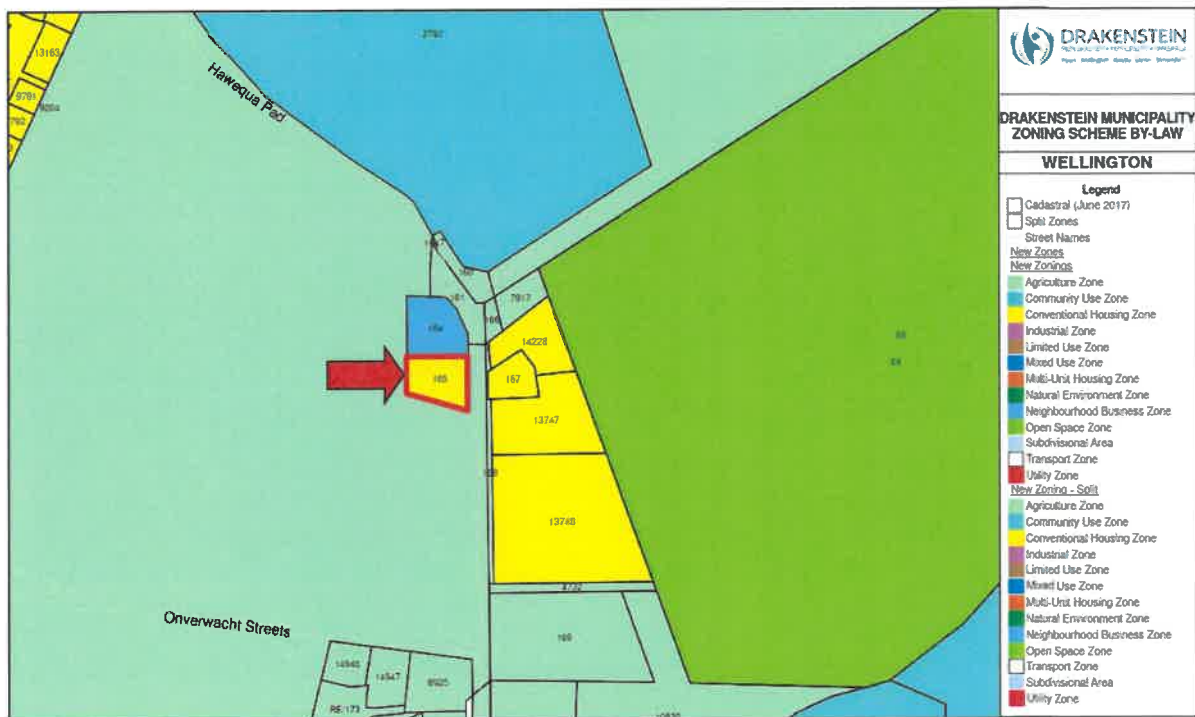


Figure 2: Extract of Drakenstein Zoning Scheme Map: Wellington

DRAKENSTEIN MUNICIPALITY
NOTICE: PROPOSED REZONING AND PERMANENT DEPARTURES IN TERMS OF SECTION 15(2) OF THE
DRAKENSTEIN MUNICIPAL LAND USE PLANNING BY-LAW, 2018:
THE REMAINDER OF ERF 165 WELLINGTON

Notice is hereby given in terms of the Drakenstein By-Law on Municipal Land Use Planning, 2018 that an application as set out below has been submitted to the Drakenstein Municipality, Land Use Planning Section. A comprehensive copy of the application is available for viewing and / or can be requested by sending an email to Messrs David Hellig and Abrahamse Professional Land Surveyors at plan@dhaa.co.za or by contacting the applicant telephonically at 021 872 4086. Alternatively Mr Jeremy Pekeur can be contacted at 021 807 4808 or at e-mail address JeremyP@drakenstein.gov.za.

Property	:	The Remainder of Erf 165 Wellington
Applicant	:	David Hellig and Abrahamse Professional Land Surveyors
Owner	:	The Fourie Trust
Locality	:	Addy Street, Wellington
Extent	:	1 356 square metres
Zoning	:	Conventional Housing Zone

Proposal:

1. The **rezoning** of the Remainder of Erf 165 Wellington from Conventional Housing Zone to Multi-Unit Housing Zone in order to accommodate the proposed development of three new double storey duplex units.
2. **Permanent land use departures** from the prescribed building lines in terms of the Drakenstein Zoning Scheme By-Law, 2018:
 - Relaxation of the street building line from **5 m** to **1,8 m** to accommodate the existing residential dwelling.
 - Relaxation of the southern common boundary building line from **5 m** to **0 m** in order to accommodate a section of the existing residential dwelling.
 - Relaxation of the southern common boundary building line from **5 m** to **3 m** in order to accommodate the proposed duplex units.
 - Relaxation of the western common boundary building line from **5 m** to **3 m** in order to accommodate the proposed duplex units.
 - Relaxation of the northern common boundary building line from **5 m** to **3 m** in order to accommodate the proposed duplex units.

Motivated objections or comments must be addressed to the City Manager for the attention of the Manager: Land Use Planning and Surveying by **04-03-2022** and can be submitted via one of the following three options:

- Posted to PO Box 1, Paarl, 7622;
- Hand delivered at the Paarl Civic Centre, Berg River Boulevard, Paarl; or
- E-mailed to customercare@drakenstein.gov.za and copied to JeremyP@drakenstein.gov.za.

