

ANNEXURE B



DISTILLERY ROAD

3236

418

SOLOMON STREET

REMAINDER
1891
1039m²

REMAINDER
17
±75,798 ha

ROAD 10m

MAIN STREET

PORTION B
6,05
13,24
27,85
881m²

PORTION C
27,85
881m²

PORTION A
20,87
House

Servitude Road

54,26

2776
6270m²

15738

2



N

NOTES:

1. Cadastral boundaries are subject to survey
2. All dimensions and areas are provisional and must be verified by cadastral survey
3. Portion A represents a portion subdivided off Remainder Erf 17 Wellington
4. Portions B and C represent portions subdivided off Remainder Erf 1891 Wellington.
5. Portion B to be consolidated with the Remainder of Erf 17 Wellington.
6. House as shown on Portion A was digitised from aerial photography.

DRAWN BY CHECKED BY

EB P.J.L.R

DATE PLAN NO

30 JANUARY 2023 W17-1891/04/02

PROPOSED SUBDIVISION & CONSOLIDATION PLAN

REM. ERF 17 & REM. ERF 1891 WELLINGTON

MUNICIPALITY DRAKENSTEIN

ADMINISTRATIVE DISTRICT PAARL

PROVINCE : WESTERN CAPE

NOTING SHEET BH-6DB/V54 (875)

SCALE 1/1000 @ A3

PROPOSED SUBDIVISION, REZONING & CONSOLIDATION:

REMAINDER ERF 17 & REMAINDER ERF 1891
WELLINGTON

PREPARED BY:



P-J Le Roux

Stads-en Streekplanners/
Town and Regional Planners

Hoofstraat 262 Main Road Paarl
(Ph) 021-8722499 (Cell) 076 031 7607
(email) pj@pjleroux.co.za

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Memo

To: EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE DEPARTMENT
(ATTENTION: C.VAN DER BANK)

From: MANAGER: INFRASTRUCTURE DEVELOPMENT

Enquiries: L. PIENAAR

Collaborator number: 2039487

Reference number: 15/4/1 (17 & 1891) W (1000)

Date: 20 July 2023

Subject: APPLICATION FOR SUBDIVISION, REZONING AND CONSOLIDATION OF ERF
17 & REMAINDER ERF 1891 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; 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 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 0.02m³/m² roof area.

3 WATER

- 3.1 All individual portions must be provided with a separate water connection and a separate water meter to municipal specifications at the applicants cost;
- 3.2 All the metered connections must be installed one meter inside the erf boundary of each portion;
- 3.3 Water saving devices shall be installed in toilets, bathrooms and basins; and
- 3.4 Any existing system that is to remain shall be upgraded to minimum municipal standards.

4 WASTEWATER SERVICES

- 4.1 All individual portions must be provided with a separate wastewater connection at the applicant's cost;
- 4.2 All the connections must be installed one meter inside the erf boundary of each portion; 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 erven for the removal of such household refuse;and
- 5.4 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.

6 DEVELOPMENT CHARGES

- 6.1 Based on the information provided in the application, no Development Charges are payable by the developer; and
- 6.2 *Any future development on the newly consolidated Portion A and C that will add any additional burden on our infrastructure will be liable for the payment of a Development Charge.*

7 GENERAL

- 7.1 ***A Site Development Plan (SDP) must be submitted to this department for further review and comment if any redevelopment occurs for the new consolidated Portions A and C.***
- 7.2 ***Depending on the scale of future development on the new consolidated Portions A and C, additional Civil Engineering Specialist Reports may be requested by this department;***
- 7.3 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;
- 7.4 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;
- 7.5 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 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 DEVELOPMENT

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