



# Memo

<b>To:</b>	Senior Manager: Spatial Planning & Development For attention: W Hendricks/H Strijdom/C van der Bank
<b>From:</b>	Manager: Planning and Customer Services
<b>Enquiries:</b>	L Laing
<b>Reference number:</b>	2511
<b>Date:</b>	23 December 2020
<b>Subject:</b>	<b>APPLICATION FOR SUBDIVISION, ERF 2511, WELLINGTON</b>

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.
- 2.4. In the case where existing services crosses the adjacent proposed subdivided erf, 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.
- 2.5. 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 subdivision and will be calculated according to the following as indicated in approved tariffs: **R 2 967.79 x per KVA (V.A.T. included)**. The calculation shall be done according to STATS SA prior to each subdivided erf. The cost as mentioned above is valid until 30 June 2021 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. The network must be upgraded in order to supply the subdivided erf of power.
- 3.4. All upgrade and service costs must be paid at the finance section in cash before any service connection may be rendered.
- 3.5. A private 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 subdivision.
- 3.6. A certificate of compliance and occupational certificate has to be handed over to the Electro-Technical department (Service section) on the day the service is rendered or as the case may be.
- 3.7. The Manager: Planning and Customer Services with reference to the services and conditions has no objection to this application.

Yours faithfully



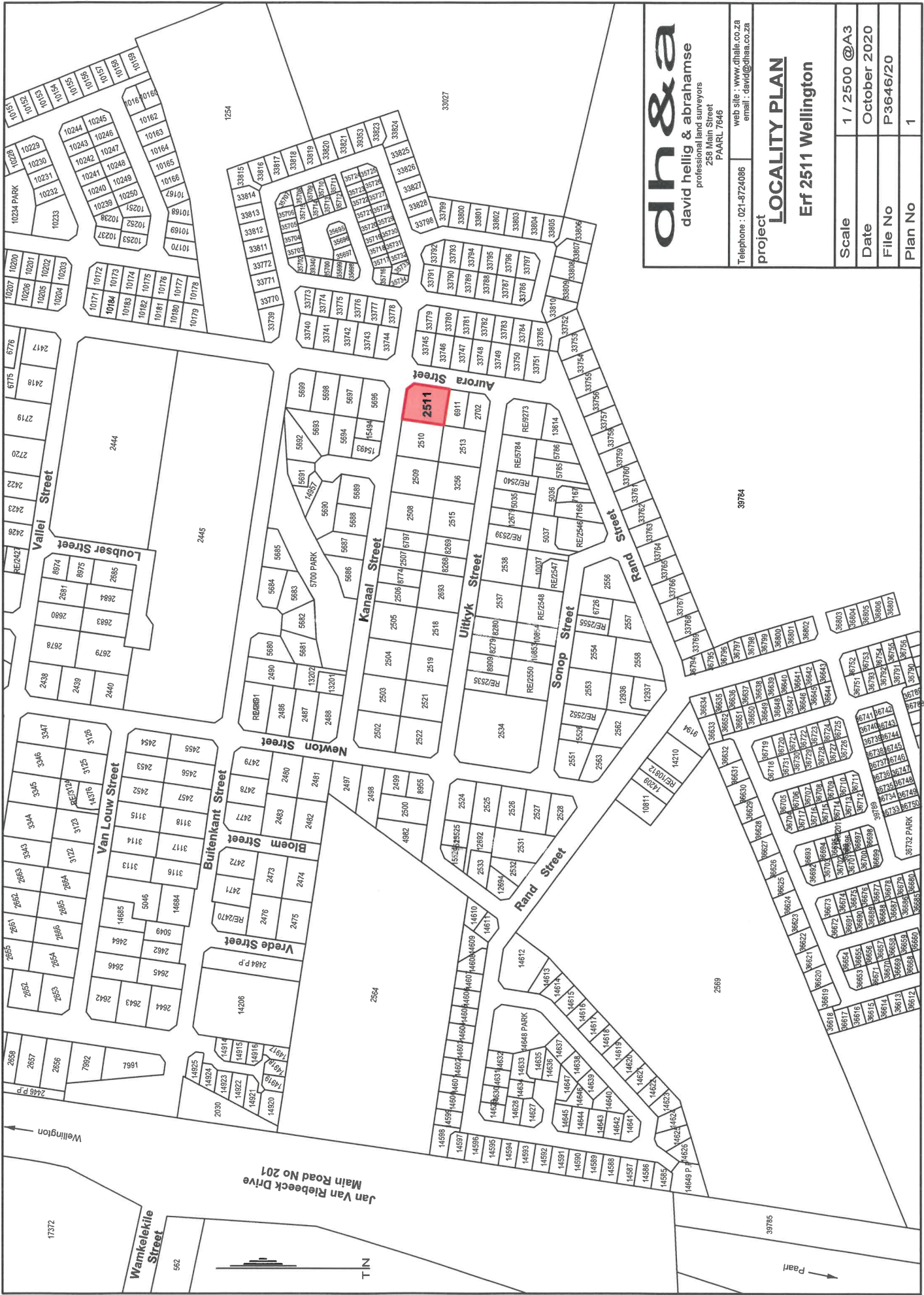
**L LAING**

**MANAGER: PLANNING AND CUSTOMER SERVICES**

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## 2. ELECTRICITY SUPPLY

Tariff No.	Tariff Details	2020/2021 Tariff Including VAT	2019/2020 Tariff Including VAT	% Increase / (Decrease)
<b>2.9.4</b>	<b>Non-Payers (Excluding Municipal Property)</b>			
2.9.4.1	Same as in 12.2 and 12.3 above, except that a new agreement must be entered into which stipulates that a pre-paid meter is a pre-condition.	Free	Free	
<b>2.9.5</b>	<b>NRS 069 NETWORK RECOVERY COST</b>			
2.9.5.1	A once-off network contribution for the electricity requested for subdivisions, new developers, consent users, scheme amendments or consumer upgrades (existing serviced erven where requested capacity is greater than the original designed or installed capacity). The after-diversified maximum demand (ADMD) for each erven is used in network designs for township development, scheme amendment and service connection upgrades.			
<b>2.9.5.1.1</b>	<b>The ADMD has been determined by STATS SA Census 2011 municipal report which may be used for the following types of residential installations:</b>			
(a)	Residential low income (flats or units) - 3kVA			
(b)	Residential medium or high income (flats or units) - 5kVA			
(c)	Single residential low income (per erf) - 3kVA			
(d)	Single residential medium or high income where the erf size is smaller than 500m <sup>2</sup> - 7kVA			
(e)	Single residential medium or high income where the erf size is greater than 500m <sup>2</sup> - 9kVA			
2.9.5.1.2	For very high residential three-phase connections or upgrade of existing single phase connection to three phase maybe assume that the ADMD for a three-phase connection is three (3) times that of a single phase connection.			
2.9.5.1.3	The after-diversified maximum demand (ADMD) or notified maximum demand (NMD) per erf for commercial and all non residential applications requested in writing by the owner or developer shall be calculated prior to the NMD as indicated on the application by the owner or developer with the approval from the Manager: Electro-Technical Engineer (Planning, Construction and Design). The NMD's of existing serviced erven are equal to the installed capacity or as per service agreement.			
<b>2.9.5.1.4</b>	<b>Determining charges</b>			
(a)	The NRS069 network recovery cost is determined by the actual level at which the development connects to the supply system. The charge is calculated as follows:			
(i)	<b>R = (ADMD1 - ADMD2) x NRC, where</b>			
(ii)	R = Total network recovery cost payable in rand value			
(iii)	ADMD1 = Sum of new ADMD in kVA			
(iv)	ADMD2 = Sum of existing ADMD in kVA			
(v)	NRC = Network recovery cost per level as indicated below			
<b>2.9.5.1.5</b>	<b>Network contributions</b>			
(a)	The "network recovery cost" charges must be as such to cover the capital liabilities incurred or to be incurred by the municipality in supplying the distribution and or increase the capacity to the premises or group of premises. The said network recovery cost excludes the linkage portion of the connection and or upgrade to the linkage as determined by the Manager: Planning and Customer Services. Such cost for the upgrade and or linkage shall be estimated at the cost of the developer or owner. The contributions per kVA at the different connection levels are as follows:			
(i)	<b>Paarl: Description - Cumulative contribution per kVA</b>			
(aa)	66kV Network	Discontinued	1,517.30	Discontinued
(bb)	66/11kV Trf	2,289.36	2,289.36	0.00%
(cc)	11kV Network	4,051.25	6,340.61	-36.11%
(dd)	11kV/400V Trf	Discontinued	7,330.86	Discontinued
(ee)	400V network of MSS	Discontinued	7,636.36	Discontinued
(ff)	400 V Network	3,376.29	9,716.90	-65.25%
(ii)	<b>Wellington: Description - Cumulative contribution per kVA</b>			
(aa)	11kV Network	4,006.33	4,006.33	0.00%
(bb)	11kV/400V Trf	Discontinued	4,863.50	Discontinued
(cc)	400V network of MSS	Discontinued	5,168.47	Discontinued
(dd)	400 V Network	2,967.79	6,974.12	-57.45%



**dh&a**  
david hellig & abrahamse  
professional land surveyors  
256 Main Street  
PAARL 7946

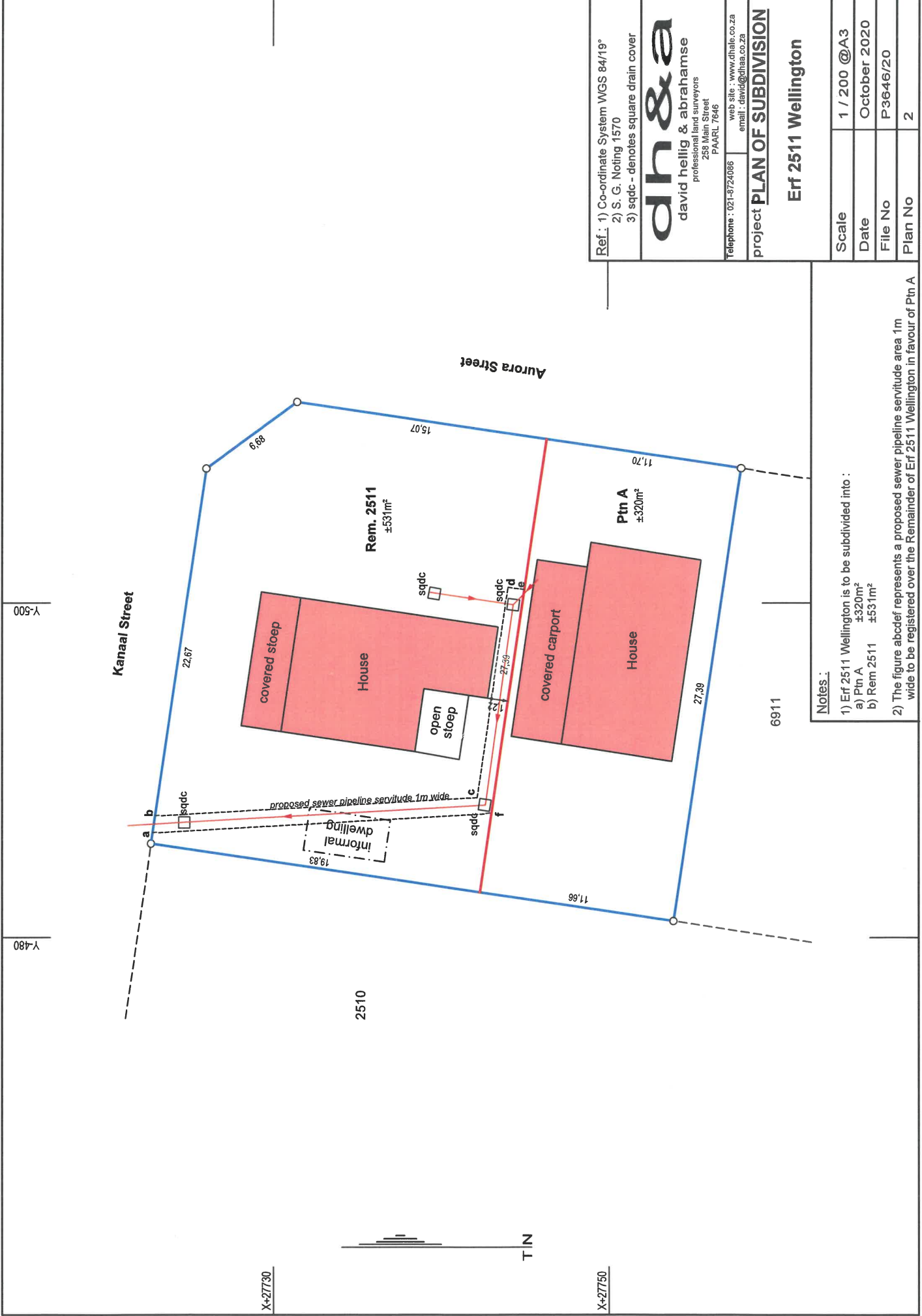
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**LOCALITY PLAN**

Erf 2511 Wellington

Scale	1 / 2500 @A3
Date	October 2020
File No	P3646/20
Plan No	1



Ref.: 1) Co-ordinate System WGS 84/19°  
 2) S. G. Noting 1570  
 3) sqdc - denotes square drain cover

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 PAARL 7646

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**project PLAN OF SUBDIVISION**

**Erf 2511 Wellington**

Scale	1 / 200 @A3
Date	October 2020
File No	P3646/20
Plan No	2

**Notes:**

- Erf 2511 Wellington is to be subdivided into :  
 a) Ptn A ±320m<sup>2</sup>  
 b) Rem 2511 ±531m<sup>2</sup>
- The figure abcdef represents a proposed sewer pipeline servitude area 1m wide to be registered over the Remainder of Erf 2511 Wellington in favour of Ptn A

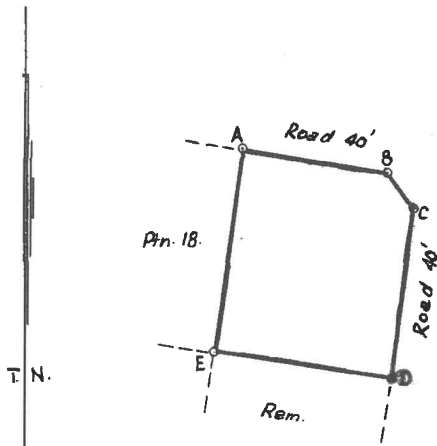
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SIDES <i>Cape Feet</i>		ANGLES OF DIRECTION	SYSTEM L.19 CO-ORDINATES	
			y	x
		Constant	- 1000.00	+11838000.00
AB	72.00	278 28 20	A - 744.86	+ 518.87
BC	21.21	323 28 20	B - 816.07	+ 529.48
CD	85.00	8 28 20	C - 828.70	+ 546.53
DE	87.00	98 28 20	D - 816.18	+ 630.60
EA	100.00	188 28 20	E - 730.13	+ 617.79

S.G. No. 2087/56

Approved  
*L. H. Bellig*  
Surveyor-General.  
27-4-1956

A.B.C.D.E. 1/2" iron peg.



**ERF 2511 WELLINGTON**

Scale 1/750

The figure A. B. C. D. E. of land being:  
represents 8 588 square feet

Portion 19 (a portion of Portion 2) of the farm NEWTON.

situate in the Division of Paarl Province of Cape of Good Hope.

Surveyed in Febr. 1956 by me/us

*R. Watt*  
*L. H. Bellig* S  
Land Surveyors

This diagram is annexed to  
D/T No 29299/65

The original diagram is  
No. 8404/53 annexed to

S. G. File No. S.6486  
S. R. No. E. 472/56

Registrar of Deeds.

General Plan 470SD C

BI. 5.CAC

BI-5211

ERF 2511  
Comp: BI-5211/11  
Ref.