

(1) SM: PS (J Pekeur)
(Erven 29136 & 29137)
(2) SM: CES
(3) SM: ES
(4) Fire Services

Coll no: 1308181
Enquiries: J Pekeur
Tel no: (021) 807-4808
Date: 21 November 2018

HB/
15/4/1 (29136) P

David Hellig & Abrahamse
Land Surveyors
P O Box 18
PAARL
7622

Sir

**APPLICATION FOR SUBDIVISION AND CONSOLIDATION: ERVEN 29136 AND 29137 PAARL,
BETWEEN JAN VAN RIEBEECK DRIVE AND DONKERVLIET STREET**

I refer to my even-numbered letter dated 18 June 2018 and have to inform you that the Land Use Planning Appeal Authority on 14 November 2018, resolved that the Municipal's Planning Tribunal's decision to approve the application, be upheld.

1. Therefore, **final** approval has now been granted in terms of Section 60 of the Drakenstein By-law on Municipal Land Use Planning, 2015, for subdivision of the Remainder of Erf 29136 Paarl into Portion A (2,3198ha) and Remainder, as depicted on Plan of Subdivision No 3 Rev1 dated February 2018 (Annexure C), bearing my Council's stamp of approval dated **21 November 2018**;
2. Approval has also been granted in terms of Section 60 of the Drakenstein By-law on Municipal Land Use Planning, 2015, for consolidation of Portion A (2,3198ha) with the Remainder of Erf 29137 Paarl, as depicted on Plan of Subdivision No 3 Rev1 dated February 2018 (Annexure C), bearing my Council's stamp of approval dated **21 November 2018**;
3. The approvals granted in paragraphs 1 and 2 above, are subject to the following conditions laid down in terms of Section 66(1) of the Drakenstein By-law on Municipal Land Use Planning, 2015:-

2/...

- 3.1 Diagram 2618/2008 of unregistered Erf 34340 (Portion of Rem of Erf 29137) Paarl must be cancelled;
- 3.2 Portion A must be consolidated with the Remainder of Erf 29137 Paarl;
- 3.3 A copy of both the subdivision and consolidation diagram must be submitted to the municipality;
- 3.4 Access to be taken from Donkervliet Street only;
- 3.5 Compliance with the following conditions laid down by Drakenstein Municipality: Civil Engineering Services Division in its memorandum 15/4/1 (Erven 29136 & 29137) P (1074) dated 30 April 2018:-

3.5.1 Streets

- (i) Any new roads/streets and accesses will be the responsibility of the developer, including all internal and bulk connectors;
- (ii) Any proposed accesses off Jan van Riebeeck Drive is subject to approval from the Provincial Roads Engineer;

3.5.2 Traffic

- (i) Any alterations to the existing road network will be the responsibility of the developer including traffic impact assessment, design, approval and construction of any additional traffic control and/or traffic calming measures;
- (ii) Once a detailed subdivision plan is submitted for approval, further comment will be given regarding the need for a Traffic Impact Assessment/Traffic Impact Statement;

3.5.3 Stormwater

- (i) Any new stormwater networks will be the responsibility of the developer, including all internal and bulk connectors;
- (ii) Pollution control must be instituted at all stormwater outfalls;

- (iii) Any existing system that is to remain shall be upgraded to minimum municipal standards;
- (iv) Any upsizing and/or upgrading required will be for the developer account;

3.5.6 Refuse

- (i) The current waste removal service in the area is available as a kerbside service;

3.5.7 Development Contributions/Bulk Service Levies

- (i) Should the newly created be subdivided further, a development contribution will be payable;

3.5.8 General

- (i) 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 Division for approval prior to the commencement of construction;
- (ii) The whole of the works shall fall under the control of a single project manager;
- (iii) All works where applicable shall be constructed as per Drakenstein Municipality: Civil Engineering Division's standards;
- (iv) A set of accurate as built drawings as per Drakenstein Municipality: Civil Engineering Services Division's Standards must be submitted at the practical completion inspection;
- (v) The above conditions are to be complied with in stages –
 - (a) Requirements associated with preparation of plans, drawings, permits, agreements and approvals. These shall be complied with prior to construction;

- (b) Requirements associated with the completion of construction, developer contributions, 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;
- (c) Requirements associated with the long term operations. Proof of compliance must be available on request;

3.6 Compliance with the following conditions laid down by the Department Municipality: Electro Technical Engineering Services Division in its memorandum referenced 29136 & 29137 dated 18 May 2018:-

Note: The developer has no information regarding his/her load requirements and request and R/KVA rate for the interim;

- 3.6.1 Only one service cable connection per erf is allowed;
- 3.6.2 A service level agreement between the municipality and the owner of the subdivided erf has to be arranged at the Electro-Technical Division (Planning and Design Section – Chief Engineering Technician);
- 3.6.3 If the case may be, construct a switching station according to Drakenstein Municipal standards to house all related metering facilities;
- 3.6.4 Network upgrades to the existing infrastructure is necessary in order to supply the proposed development power;
- 3.6.5 No trees or any type of structures may be erected under or near any new or existing electrical infrastructure;
- 3.6.6 General
 - (i) NRS069 Network recovery cost will apply for any additional upgrades should it be more than the design of the network of 25 KVA;
 - (ii) In a case where the after diversity maximum demand is more than the designed network, the principal of the approved tariffs "R5 592.30 per KVA x KVA needed" shall be used to calculate such request;

- (iii) The cost as mentioned above is valid until 30 June 2018 and will escalate thereafter for each upcoming financial year which is between 1 July and 30 June;
 - (iv) The owner will be responsible to carry all cost of the electrical installations;
 - (v) All upgrade and service costs must be paid at the Finance Section in cash before any service connection may be rendered;
 - (vi) A private registered installation electrician shall be used to do all installations and alterations after the Council meter or point of supply according to SANS 10142;
 - (vii) A certificate of compliance and occupational certificate has to be handed over to the Electro-Technical Division (Service Section) on the day the service is rendered or as the case may be;
- 3.7 Adherence to the following conditions laid down by Fire Services:-
- 3.7.1 Building Plans to be submitted for the proposed development and access for Emergency Vehicles or Rescue Operations and Firefighting, must comply with SANS 10400-T: 2011 Regulations (height =5m and width = 4 m);
 - 3.7.2 All proposed buildings to be erected must comply with SANS 10400-T: 2011 Regulations;
 - 3.7.3 Additional fire safety requirements may be laid down once the above have been received;
- 3.8 Energy-saving devices such as contained in the Drakenstein Municipality Green Building Manual (document available at the Spatial Planning Section) must be made use of;
- 3.9 For the proposed development, the developer must institute water conservation measures such as only using non-potable water for on-site construction activities, Sustainable Drainage Systems for controlling surface run-off water, rainwater harvesting, grey water recycling and similar technical advancements such as low flow showerheads, dual flush toilets and water-wise gardens;

- 3.10 This approval applies only to the application in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements; and
- 3.11 The subdivision and consolidation approval is only valid for a period of 5 years determined from the date of approval.

Kindly note that this approval lapses unless separate registration of at least one erf, lot or piece therein is effected in the Deeds Registry within five years of the date of this letter. It should be noted that the Surveyor-General will, when approving the diagrams of the newly created erven indicate on the back thereof by means of a rubber stamp, the date and reference number of this approval. The Registrar of Deeds will not register the separate registration of the erven until the application for Certificate of Registered Title of Attorney has been endorsed by Council. This endorsement will be given on submission of proof that the conditions of establishment, as set out herein, have been complied with. Furthermore, any special conditions of title hereby imposed must be quoted in the relevant Power of Attorney of application for Certificate of Registered Title, which document must be submitted to Council together with the diagrams for endorsement.

Yours faithfully



S JOHAAR
EXECUTIVE DIRECTOR: CORPORATE SERVICES

The Surveyor-General
Private Bag X9028
CAPE TOWN
8000

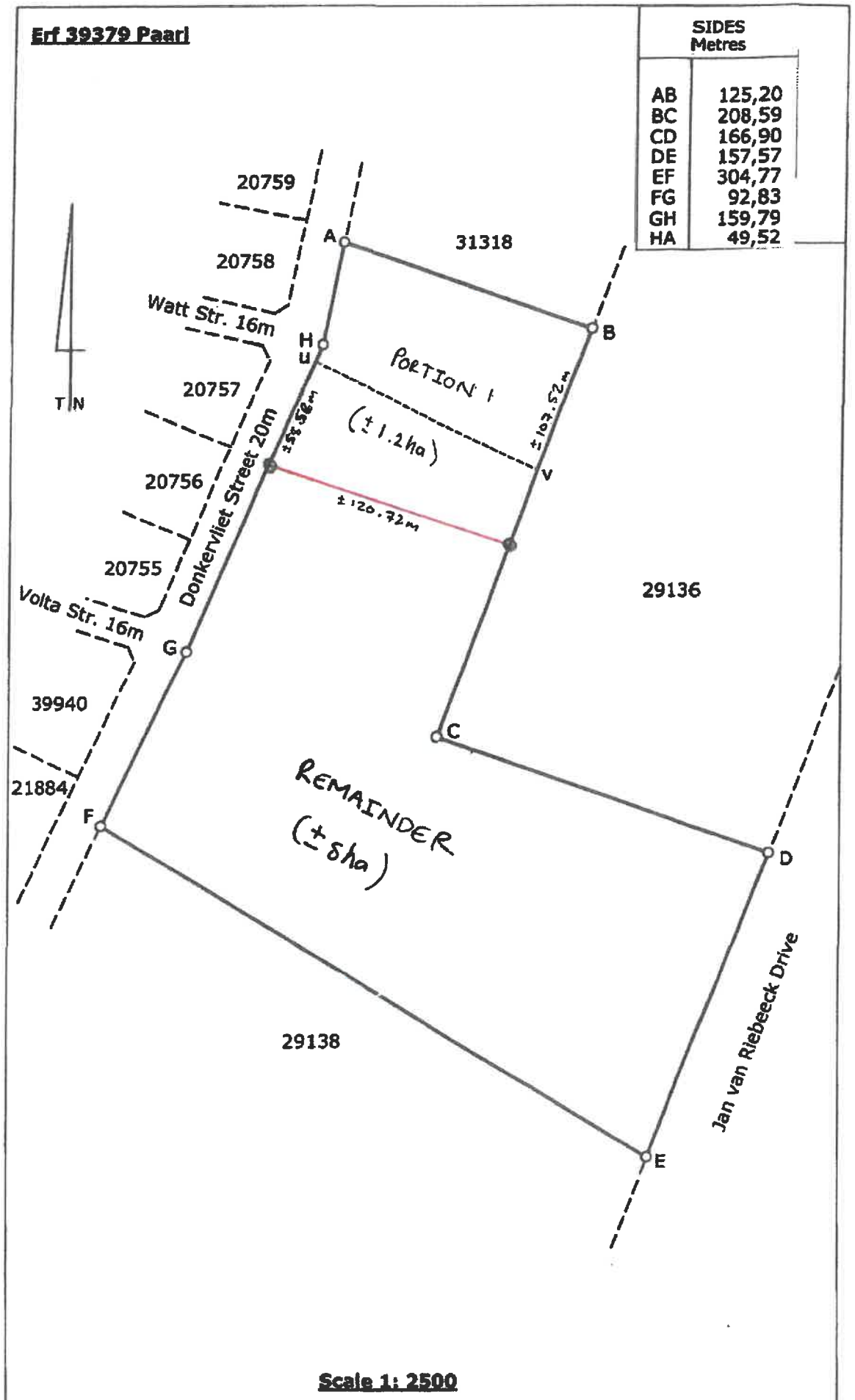
Sir

Copy of my letter and plan of subdivision for your attention.

Yours faithfully



S JOHAAR
EXECUTIVE DIRECTOR: CORPORATE SERVICES




DRAKENSTEIN

MUNISIPALITEIT • MUNICIPALITY • UMASIPALA

Paarl | Wellington | Gouda | Saron | Simondium

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 Civic Centre, Berg River Boulevard, Paarl 7646

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 (29136 & 29137) P (1352)
Date: 30 November 2022
Subject: APPLICATION FOR CONSOLIDATION AND SUBDIVISION OF ERVEN 29136
 AND 29137, 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;
- 1.2 *No direct vehicular access will be allowed off Jan van Riebeeck for Portion 1;*
- 1.3 *A Traffic Impact Assessment (TIA) study will be required prior to any civil services and building plan approval; and*
- 1.4 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 Pollution control measures to mitigate chemical and solid pollution must be provided at inlet and outlet structures as may be relevant;
- 2.3 ***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. Calculations has to be provided within a Stormwater Management Plan that can be submitted during civil plan approval; and***
- 2.4 ***No construction is allowed within 1m of the stormwater canal traversing the southern portion of Portion 1;***
- 2.5 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 ***Both portions 1 & 2 must be provided with a separate water connection and a separate water meter to municipal specifications at the cost of the developer;***
- 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;
- 3.4 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; and
- 3.5 Any existing system that is to remain shall be upgraded to minimum municipal standards.

4 WASTEWATER SERVICES

- 4.1 The applicant shall ensure adherence to the various conditions in the Drakenstein Municipality, Water Services By-law (2014) relating to wastewater effluent discharge;
- 4.2 The holder of a permission issued in terms of section 75(1) Drakenstein Municipality, Water Services By-law (2014) shall provide a sampling point suited to take representative samples of the industrial effluent to be discharged into the sewage disposal system and to the satisfaction of an authorised official in respect of the industrial premises concerned;
- 4.3 ***Both portions 1 & 2 must be provided with a separate wastewater connection and connection manhole to municipal specifications at the cost of the developer;***
- 4.4 All the connections must be installed one meter inside the erf boundary of each portion; and
- 4.5 Any existing system that is to remain shall be upgraded to minimum municipal standards.

5 SOLID WASTE

- 5.1 The Municipality undertakes to remove refuse in accordance with its by-laws and shall make its own arrangements with the occupants of erven, for the removal of such refuse;
- 5.2 Provision should be made for a waste disposal facility with lockable gate for wheelie bins (240l bins) and recyclable bags;
- 5.3 A key should be provided to Drakenstein Municipality to be able to unlock the door/gate to garbage area on collection days, from the kerbside; and
- 5.4 The garbage area should be enclosed with a 1.8m high fence and need to provided with the following;
- Tap with running water;
 - A gully which is connected to an approved sewer connection;
 - Concrete floor;

6 DEVELOPMENT CHARGES

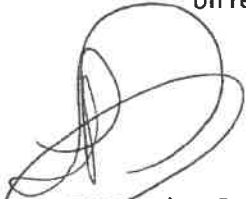
- 6.1 Based on the information provided in the application, Development Charges are payable by the developer of portions 1 and 2.

7 GENERAL

- 7.1 When at any stage in future the municipality is required to take over ownership and maintenance of civil infrastructure, it will be the responsibility of the property owners to ensure all water and waste water connections adhere to municipal standards and by-laws;
- 7.2 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;
- 7.3 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 7.4 All 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 MANAGEMENT

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LP/ls



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: 29136 & 29137
Date: 15 October 2022
Subject: APPLICATION FOR CONSOLIDATION AND SUBDIVISION IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BYLAW ON MUNICIPAL LAND USE PLANNING, 2018, ERVEN 29136 & 29137, PAARL

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, on 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. The Dalweiding 66/11kV substation is underway to be upgraded, subjected to adequate funding. This entails to construct and extend the two existing 11kV switching stations to accommodate additional switchgear as well as to replace the existing 66/11kV 15MVA transformers with 20MVA transformers. The previous mentioned two switching stations must be extended as such to have only one switching station with the new proposed 11kV switchgear commissioned before power can be provided to the proposed subdivision erven. NRS069 network recovery cost will be utilized towards the upgrading of Dalweiding 66/11kV substation, prior to create spare capacity for future development.

2.3. A service level agreement between the municipality and the owner or developer of the development must be arranged at Electro-Technical Services Department (Planning and Design division - Chief Engineering Technician).

3. GENERAL

- 3.1. NRS069 Network recovery cost will apply and will be calculated according to the following as indicated in approved tariffs: **R 4 500.11 per KVA (V.A.T. included)**. No kVA or load requirement has been indicated and may vary depending on the requirement of the developer. 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:
- 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 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.

- 3.7. 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



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MANAGER: PLANNING AND CUSTOMER SERVICES

1:BEPLAN_3\Sub_Divisions_Rezoning\2022\23\29136_29137