



**Notes:**

**1) Amendment to General Plan No TP 650<sup>LD</sup>**

Application in terms of Section 15(2)(j) of the Drakenstein Municipal Land Use Planning By-Law, 2018 for the Amendment to General Plan No TP 650<sup>LD</sup> by the creation of 2 additional erven :

- a) Ptn A ±393 square metres
- b) Ptn B ±941 square metres

**2) Rezoning**

Application in terms of Section 15(2)(a) of the Drakenstein Municipal Land Use Planning By-Law, 2018 as follows :

- c) Ptn A is to be rezoned from Transport Zone to Industrial Zone
- d) Ptn B is to be rezoned from Transport Zone to Industrial Zone

**3) Consolidations**

Application in terms of Section 15(2)(e) of the Drakenstein Municipal Land Use Planning By-Law, 2018 as follows :

- e) Ptn A and Erf 31389 Paarl, measuring 3919 square metres in extent, are to be consolidated to form a land unit measuring ±4312 square metres in extent.
- f) Ptn B and Erf 31222 Paarl, measuring 9412 square metres in extent, are to be consolidated to form a land unit measuring ±1,0353 hectares in extent.

Ref: 1) Co-ordinate System WGS 84/19°  
2) S. G. Noting 890

**dh&a**

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**project**  
**AMENDMENT TO GENERAL PLAN TP 650<sup>LD</sup>**  
**REZONING AND CONSOLIDATION**  
**The Remainder of Erf 4921 Paarl**

Scale	1 / 1000 @A3
Date	April 2023
File No	P3658/21(5)
Plan No	1

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**DRAKENSTEIN**  
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# Memo

**To:** EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE DEPARTMENT  
(ATTENTION: HAMISH LOUW)

**From:** ACTING MANAGER: INFRASTRUCTURE DEVELOPMENT

**Enquiries:** L. SMITH

**Collaborator number:**

**Reference number:** 15/4/1 (4921) P (1385)

**Date:** 26 September 2023

**Subject:** PROPOSED AMENDMENT TO GENERAL PLAN TO TP650<sup>LD</sup>, REZONING AND CONSOLIDATION: ERVEN 4921, 31222 & 31389

**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 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 construction within the 1:100 year flood line must be 1m above the 1:100 year flood line.

- 2.2 Any new storm water networks will be the responsibility of the developer, including all internal and bulk connectors;
- 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; and
- 2.4 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 0.02m<sup>3</sup>/m<sup>2</sup> roof area.

### **3 WATER**

- 3.1 All the metered connections must be installed one meter inside the erf boundary of each portion;
- 3.2 Water saving devices shall be installed in toilets, bathrooms and basins;
- 3.3 Any existing system that is to remain shall be upgraded to minimum municipal standards.

### **4 WASTEWATER SERVICES**

- 4.1 All the connections must be installed one meter inside the erf boundary of each portion; and
- 4.2 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 erf for the removal of such household refuse;
- 5.2 *It will be the developer's responsibility to remove any hazardous industrial waste from the erf and shall make its own arrangement with a private contractor for the removal of such refuse. DM will collect only normal domestic waste.*
- 5.3 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 *DC's may be applicable to any additional rights being created by the consolidated portion B when the developer increase the gross leasable area (GLA) in future.*

**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 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.5 The above conditions are to be complied with in stages.
- 7.5.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 7.5.2 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
- 7.5.3 Proof of compliance for the requirements associated with long term operations must be available on request.



**LH SMITH**

**ACTING MANAGER: INFRASTRUCTURE DEVELOPMENT**

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# 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:** 8/2/5\_4921\_31222\_31389

**Date:** 13 August 2023

**Subject:** PROPOSED AMENDMENT OF GENERAL PLAN, REZONING AND CONSOLIDATION OF ERVEN 4921, 31222 AND 31389, 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 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 proposed positions.
- 2.5. The developer is required to include measures to improve energy efficiency for any additional load requirement to the existing electrical supply.
- 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 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 for any additional load requirement and will be calculated according to the following as indicated in approved tariffs: **R5 180.00 per KVA (V.A.T. included)**. The cost as mentioned above is valid until 30 June 2024 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. A private registered electrical 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.
- 3.5. 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.
- 3.6. 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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