



**DRAKENSTEIN**

MUNISIPALITEIT • MUNICIPALITY • UMASIPALA

Paarl | Wellington | Gouda | Saron | Simondium

+27 21 807 4500 +27 21 872 8054

www.drakenstein.gov.za

customercare@drakenstein.gov.za

Civic Centre, Berg River Boulevard, Paarl 7646

Col no: 1622281 (6403) W  
Enquiries: R Mowzer  
Tel no: (021) 807-4822  
Date: 21 January 2021

RM/HK  
15/4/1 (6403) W

PJ Le Roux  
Town and Regional Planners  
262 Main Road  
P.O.Box 3457  
PAARL  
7620

**For Attention:**

PJ Le Roux

Email: [pj@pjleroux.co.za](mailto:pj@pjleroux.co.za)

**APPLICATION FOR CONSENT USE AND PERMANENT DEPARTURE OF THE PRESCRIBED HEIGHT RESTRICTION APPLICABLE TO SECOND DWELLINGS: ERF 6403 WELLINGTON**

Your application dated 28 January 2020, refers.

1. Approval has been granted in terms of Section 60(1)(a) of the Drakenstein By-law, on Municipal Land Use Planning, 2018, for the following:
  - 1.1 A consent use in order to exceed the permitted floor area applicable to third dwelling units from  $\leq 30\text{m}^2$  to  $\pm 114\text{m}^2$  in order to accommodate the existing third dwelling house situated on Erf 6403 Wellington, as indicated on the site plan (**Annexure B**);
  - 1.2 Permanent departure from the height restrictions, from 8m to 9m, in order to accommodate the future second dwelling house, as indicated on the site plan (**Annexure B**).
2. That the approvals mentioned in Paragraph 1 above be subject to the following conditions, laid down in terms of Section 66 of the Drakenstein By-law on Municipal Land Use Planning, 2018:

- 2.1 Adherence to the conditions set out in the memorandum of the Drakenstein Municipality: Civil Engineering Services Department reference 15/4/1 (6403) P (1586) dated 15 September 2020 (**Annexure I**);
- 2.2 Adherence to the conditions set out in the memorandum of the Drakenstein Municipality: Electro Technical Engineering Services reference 6403 dated 28 August 2020 (**Annexure J**);
3. The following conditions from a town planning point of view be applicable:
  - 3.1 That the development takes place largely in accordance with the Site Plan (**Annexure B**);
  - 3.2 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;
  - 3.3 Any amendments to the application will be subject to the relevant approval;
  - 3.4 No new structures are to be erected or existing buildings converted without the prior approval of building plans by the Council;
  - 3.5 That the future second dwelling be largely located at the position illustrated on the Site Plan (**Annexure B**);
  - 3.6 That the windows facing the western boundary be a combination of frosted and stained glass further mitigating any possible privacy concerns;
  - 3.7 Consideration of the following water conservation measures must be given: Rainwater harvesting, grey water recycling and similar technical enhancements such as low flow shower heads, dual flush toilets and water-wise gardens for common areas;
4. That the following be regarded as the reasons for the decision:
  - 4.1 The application represents the densification of the existing urban area;
  - 4.2 The character of the immediate surrounding area is purely single residential, which makes the proposed development compatible with the surrounding area;
  - 4.3 The architectural design of the future second dwelling together with the 1m increase in height will not impact the existing historical value of the property;
  - 4.4 The proposed 9m portion of the building will be situated at least 10m+ and 17.5m from the respective objectors, thus having an insignificant visual impact on them;

- 4.5 The windows facing the western boundary will furthermore be a combination of frosted and stained glass further mitigating any possible privacy concerns;
- 4.6 The property is well located and easily accessible;
- 4.7 The scale of the development is considered as being too small to have a negative impact on the existing traffic in the area;
- 4.8 The property size easily justifies the size and height of the respective structures;
- 4.9 The proposed development will contribute to a compact urban form and therefore represents “smart growth”; and
- 4.10 All the relevant departments consented to the application, subject to certain conditions.

Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority, in terms of Section 79(3) of the Drakenstein By-law on Municipal Land Planning, 2018, by any person whose rights are affected by the decision, within **21 days** from, the date of the registration of the letter.

Yours faithfully



**H.G. STRIJDOM**  
**MANAGER LAND USE PLANNING AND SURVEYING**





# Memo

**To:** EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT  
(ATTENTION: C. VAN DER BANK)

**From:** MANAGER: INFRASTRUCTURE MANAGEMENT

**Enquiries:** L. PIENAAR

**Collaborator number:** 1622281

**Reference number:** 15/4/1 (6403) W (1586)

**Date:** 15 September 2020

**Subject:** CONSENT USE AND DEPARTURE OF ERF 6403 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

## INFORMATION REQUIRED/OUTSTANDING

Nil

## THE FOLLOWING CONDITIONS WILL APPLY

### 1 STREETS

- 1.1 Any new roads/streets and accesses will be the responsibility of the developer, including all internal and bulk connectors.

### 2 TRAFFIC

- 2.1 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.

### **3 STORMWATER**

- 3.1 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;
- 3.2 Any new stormwater networks will be the responsibility of the developer, including all internal and bulk connectors;
- 3.3 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
- 3.4 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.

### **4 WATER**

- 4.1 The existing water connection will remain. No additional connections will be allowed;
- 4.2 All the metered connections must be installed one meter inside the erf boundary of each portion;
- 4.3 Water saving devices shall be installed in toilets, bathrooms and basins; and
- 4.4 Any existing system that is to remain shall be upgraded to minimum municipal standards

### **5 WASTEWATER SERVICES**

- 5.1 The existing wastewater connection will remain;
- 5.2 All the connections must be installed one meter inside the erf boundary of each portion;
- 5.3 A connection manhole must be constructed at each connection point to a maximum depth of 1m, and
- 5.4 Any existing system that is to remain shall be upgraded to minimum municipal standards

### **6 SOLID WASTE**

- 6.1 The Municipality undertakes to remove household refuse in accordance with its by-laws and shall make its own arrangements for the removal of such household refuse;
- 6.2 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; and
- 6.3 Such collection shall be as a kerbside service.

## **7 DEVELOPMENT CHARGES**

- 7.1 Based on the information provided in the application, the Development Charge payable by the developer is **R 169 484.00 (Excl VAT)**. The levy is valid until **30 June 2021** where after a new calculation is required. The value has been calculated as follows:

- 7.1.1 Water = R 2 345.00
- 7.1.2 Sewer = R 1 084.00
- 7.1.3 Roads = R 157 659.00
- 7.1.4 Stormwater = R 832.00
- 7.1.5 Solid Waste = R 7 565.00

## **8 GENERAL**

- 8.1 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;
- 8.2 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;
- 8.3 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 8.4 Where applicable all water network, sewer network, stormwater network and road network components (downstream of the valve immediately upstream of the bulk water meter, upstream of the connection to the existing system or intersection point with the existing road) shall be a private combined system and shall be indicated as such on all documents and plans;
- 8.5 All private combined systems (including but not limited to water, sewer, stormwater, roads, irrigation, etc.) shall be the joint and severalty responsibility (including but not limited to the administration of the joint account and operation and maintenance of the system) of the members of the home owners association/body corporate and must be noted as such in any constitution of any such body and any such constitution must be submitted for approval by council. This constitution shall be notorially linked to each separate title deed; and
- 8.6 The above conditions are to be complied with in stages.
- 8.6.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
  - 8.6.2 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

8.6.3 Proof of compliance for the requirements associated with long term operations must be available on request.



LP PIENAAR (Pr. Eng)

~~MANAGER, INFRASTRUCTURE MANAGEMENT~~

I:\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2020\comments\Erf 6403 Wellington - Consent Use and Departure.docx  
LP/rv





**DRAKENSTEIN MUNICIPALITY DEVELOPMENT CHARGES CALCULATOR**  
Development Charges Summary

Home

Erf Number of Development: 6403 ;  
Physical Address: 57 Burg Street, Wellington 7995  
Municipal Area: Paarl, Mbekweni, Wellington  
Municipal Valuation of Property: R 5,759,000  
Owner: D Alexander  
Owner ID No: 6803020059080

		CALCULATED EXISTING DEMAND						EXISTING DEVELOPMENT CHARGE PER SERVICE							
Land Use	Unit	Usage	Land Area developed with Land Use (m <sup>2</sup> )	Water (kL/day)	Sanitation (kL/day)	Stormwater (c.ha)	Solid Waste (tonnes/wk)	Roads (trips/pk.hr)	Electricity (kVA)	Water	Sanitation	Stormwater	Solid Waste	Roads	Electricity
Office development (including a 2-storey office High Use Area)	1	1	4,286	1,40	1,20	0,21	0,05	1,50							
<b>TOTAL</b>															
		CALCULATED NEW DEMAND						NEW DEVELOPMENT CHARGE PER SERVICE							
Land Use	Unit	Usage	Land Area developed with Land Use (m <sup>2</sup> )	Water (kL/day)	Sanitation (kL/day)	Stormwater (c.ha)	Solid Waste (tonnes/wk)	Roads (trips/pk.hr)	Electricity (kVA)	Water	Sanitation	Stormwater	Solid Waste	Roads	Electricity
Sample Residential stand area > 500sqm (stand) (medium density)	14	14	258	0,74	1			9,60							
Sample...															

Existing







# Memo

**To:** Senior Manager: Spatial Planning & Development  
For attention: W Hendricks/H Strijdom/C van der Bank

**From:** Manager: Planning and Customer Services

**Enquiries:** L Laing

**Reference number:** 6403

**Date:** 28 August 2020

**Subject:** **APPLICATION FOR CONSENT USE, ERF 6403, WELLINGTON**

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

### 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: **R 2 967.79 x per KVA (V.A.T. included)**. 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 erf of additional 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 Services 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**  
I:\BEPLAN\_3\Sub\_Divisions\_Rezoning\2021\6403