



DRAKENSTEIN

MUNISIPALITEIT • MUNICIPALITY • UMASIPALA

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Civic Centre, Berg River Boulevard, Paarl 7646

Col no: 1601839 (1500/2019)
Enquiries: J Meyer
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Date: 28 January 2021

JM/HK
15/4/1 (9992 W)

Theo Steyn
NuPlan Africa Town Planners
Unit 6 Sir Benjamin Promenade
20 Oxford Street
DURBANVILLE
7551

For Attention:

Theo Steyn

theo@nuplanafrica.co.za

APPLICATION FOR SUBDIVISION: ERF 9992 WELLINGTON

Your application dated 14 October 2019, refers.

1. Approval has been granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the following:
 - 1.1 Subdivision of Erf 9992 Wellington into three portions, as indicated on the Subdivision Plan drawn by NuPlan Africa Town Planners (Project Nr: B0007-S1-01) dated August 2019 (**Annexure D**), as follows:

<u>Erf no.</u>	<u>Zoning</u>	<u>Land Use</u>	<u>Area</u>	<u>%</u>
14710 (previously Portion 2)	Conventional Housing Zone	Residential	2 394m ²	8
14711 (previously Portion 1)	Conventional Housing Zone	Residential	2 157m ²	7
Remainder Erf 9992	Conventional Housing Zone	Residential	25 193m ²	85
<u>Total</u>			<u>29 744m²</u>	<u>100</u>

2. That the approval mentioned in Paragraph 1.1 above is subject to the following conditions, laid down in terms of Section 66 of the Drakenstein By-law on Municipal Land Use Planning, 2018:

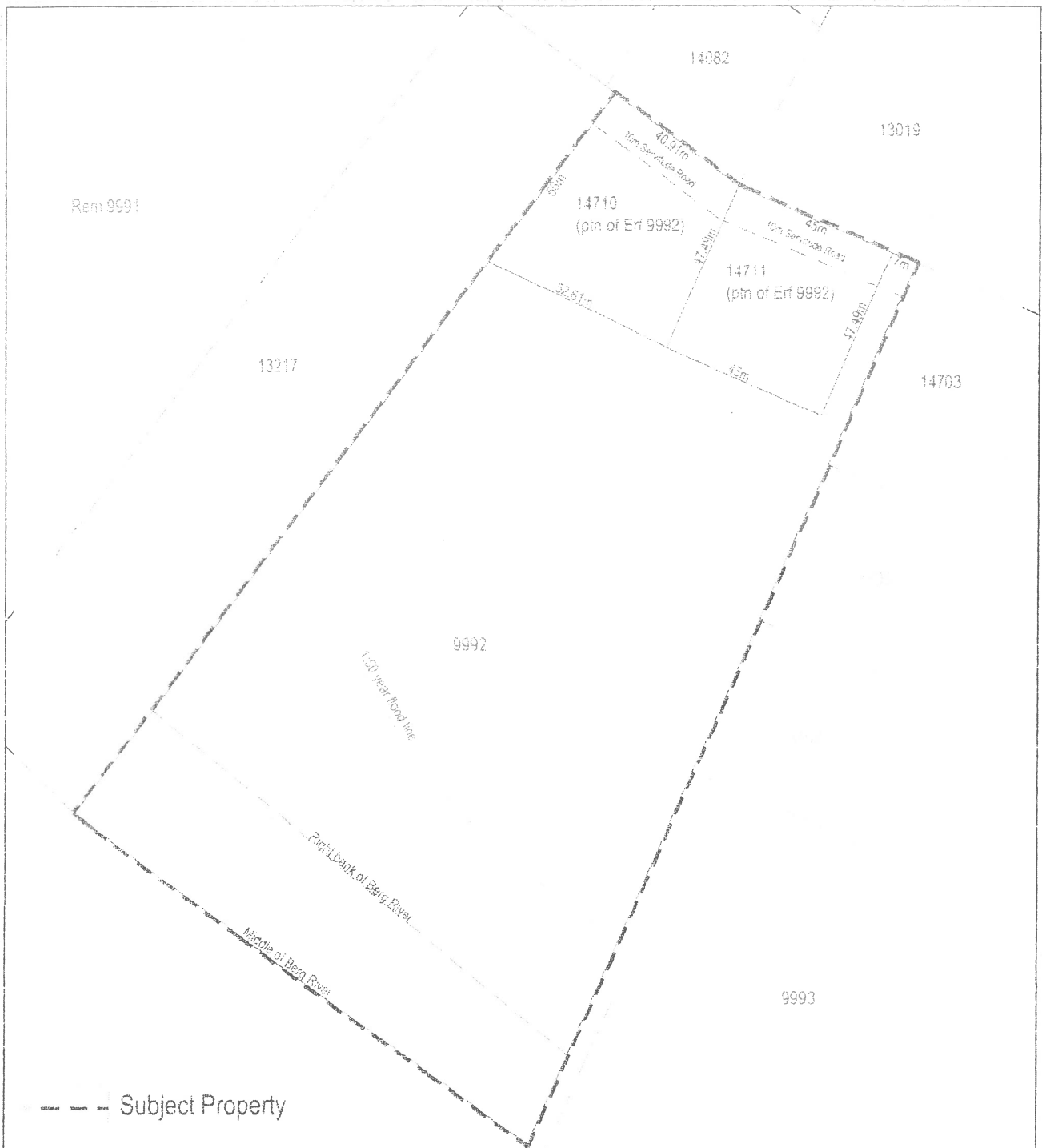
- 2.1 Adherence to the conditions set by the Drakenstein Municipality: Civil Engineering Services Division as set out in its memorandum 15/4/1 (9992)W (1543) dated 07 October 2020 (**Annexure F**); and
3. The following conditions are applicable from a town planning point of view:
 - 3.1 No buildings or structures may be erected, or existing structures altered, without the approval of building plans by Council;
 - 3.2 Any electrical services extensions and/or upgrades, including the payment of any network recovery costs, will be for the account of the applicant;
 - 3.3 This approval applies only to the subdivision in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements; and
 - 3.4 Should the applicant fail to comply with the any of the above-mentioned conditions of approval, the Council reserves the right to impose further conditions in future if deemed necessary.
4. That the applicant takes note of the following:
 - 4.1 The comments provided by Heritage Western Cape as set out in its letter HM/CAPEWINELANDS/DRAKENSTEIN/WELLINGTON/ERF 9992 dated 16 October 2020 (**Annexure E**).
 - 4.2 That the following be regarded as the reasons for the decision:
 - 4.3 The application is merely considered to be a renewal of a subdivision approval that has lapsed;
 - 4.4 No changes to the cadastral boundaries that were previously approved are being made; and
 - 4.5 Erf diagrams for the new properties have already been approved by the Surveyor-General.

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 Bylaw 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



ZONING	LAND USE	ERF NR	AREA	%
Conventional housing zone	Dwelling	14710 (Ptn Erf 9992)	2 394	8
Conventional housing zone	Dwelling	14711 (Ptn Erf 9992)	2 157	7
Conventional housing zone	Dwelling	Rem. e: 9992	25 193	85
TOTAL			29 744	100


WELLINGTON
ERF 9992 (ptn. of Erf 51)
Proposed subdivision
 Date: 24 Aug 2019
 Project Nr: B 0007 - S1 - 01



ILifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

Our Ref: HM/ CAPE WINELANDS / DRAKENSTEIN / WELLINGTON/ ERF 9992
Case No.: 20092101SB0928E
Enquiries: Stephanie-Anne Barnardt
E-mail: stephanie.barnardt@westerncape.gov.za
Tel: 021 483 5959
Date: 16 October 2020

Van Schalkwyk
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RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: FINAL
In terms of Section 38(2) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape
Provincial Gazette 6061, Notice 298 of 2003

NOTIFICATION OF INTENT TO DEVELOP: PROPOSED SUBDIVISION ON ERF 9992, WELLINGTON, SUBMITTED IN TERMS OF SECTION 38(1) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

CASE NUMBER: 20092101SB0928E

The matter above has reference.

Heritage Western Cape is in receipt of your application for the above matter received on 30 September 2020. This matter was discussed at the Heritage Officers meeting held on 8 October 2020.

You are hereby notified that, since there is no reason to believe that the proposed subdivision on Erf 9992, Wellington will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.

However, should any heritage resources, including evidence of graves and human burials, archaeological material and paleontological material be discovered during the execution of the activities above, all works must be stopped immediately and Heritage Western Cape must be notified without delay.

This letter does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

HWC reserves the right to request additional information as required.

Should you have any further queries, please contact the official above and quote the case number.

Yours faithfully

pp.

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Dr. Mxolisi Dlamuka
Chief Executive Officer, Heritage Western Cape

www.westerncape.gov.za/cas

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Memo

To: EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT
(ATTENTION: E Cyster)

From: MANAGER: INFRASTRUCTURE MANAGEMENT

Enquiries: L. PIENAAR

Collaborator number:

Reference number: 15/4/1 (9992) W (1543)

Date: 07 October 2020

Subject: APPLICATION FOR SUBDIVISION OF ERF 9992 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 0.02m³/m² roof area.

4 WATER

- 4.1 Individual water connections to be provided for portions 1 and 2 at actual cost;
- 4.2 All the metered connections must be installed one meter inside the erf boundary of each portion;
- 4.3 ***The water system must be rerouted and be located within the panhandled access that serves the remainder;***
- 4.4 Water saving devices shall be installed in toilets, bathrooms and basins; and
- 4.5 Any existing system that is to remain shall be upgraded to minimum municipal standards.

5 WASTEWATER SERVICES

- 5.1 The developer will be responsible to connect to future municipal networks when it is provided;
- 5.2 No new septic tanks allowed, all old/existing septic tank and soakaway systems must comply with the Water Research Commissions Report TT 114/99. No conservancy tank will be allowed within 100m of the 1:50 year flood line;
- 5.3 ***All individual portions must be provided with a separate conservancy tank;***
- 5.4 The municipality cannot guarantee a tanker service at all times and the owner remains responsible for the servicing of the conservancy tank. Any private company used must be registered with the Municipality and must provide the owner of an invoice for services rendered. All invoices must be submitted on a monthly basis to the Waste Water Services section as proof of compliance;
- 5.5 All the connections must be installed one meter inside the erf boundary of each portion; and
- 5.6 Any existing system that is to remain shall be upgraded to minimum municipal standards.

6 SOLID WASTE

- 6.1 The Municipality undertakes, after the proclamation of the erven, 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;
- 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;
- 6.3 ***An application must be made to source additional wheelie bins for the new portions; and***
- 6.4 On refuse removal days, the residents will be responsible to ensure that their bins are placed on the sidewalks to be serviced

7 DEVELOPMENT CHARGES

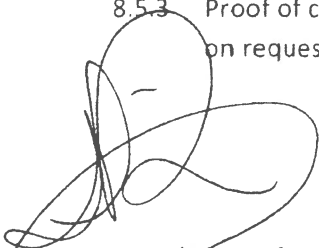
- 7.1 Based on the information provided in the application, the Development Charge payable by the developer is **R97 167,00 (Excl VAT)**. The levy is valid until **30 June 2021** where after a new calculation is required. The value has been calculated as follows:
 - 7.1.1 Water = R23 445,00
 - 7.1.2 Sewer = R14 448,00
 - 7.1.3 Roads =R49 268,00
 - 7.1.4 Stormwater = R0,00
 - 7.1.5 Solid Waste = R10 006,00

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 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 8.3 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;
- 8.4 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 8.5 The above conditions are to be complied with in stages.
 - 8.5.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;

8.5.2 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

8.5.3 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/wf