



DRAKENSTEIN

MUNISIPALITEIT • MUNICIPALITY • UMASIPALA

Paarl | Wellington | Gouda | Saron | Simondium

+27 21 807 4500 +27 21 872 8054
www.drakenstein.gov.za
customer@drakenstein.gov.za
Civic Centre, Berg River Boulevard, Paarl 7646

Col no: 1657807
Enquiries: C. v/d Bank
Contact number: (021) 807-4832
Reference: 15/4/1(12943) W
Date: 08 June 2021

CVB/GS
15/4/1 (12943) W

Mr. C. van der Walt
CK Rumboll and Partners
PO Box 211
Malmesbury
7299

E-mail: planning2@rumboll.co.za

Dear Sir

APPLICATION FOR REZONING, SUBDIVISION AND CONSOLIDATION: ERVEN 12943 AND 12944 WELLINGTON.

Your letter under reference 15/4/1 (12943)W, dated 25 May 2021 refers;

1. Approval has been granted as follows:
 - 1.1 In terms of Section 60(1)(a) of the Drakenstein By-law on Municipal Land Use Planning, 2018, for subdivision, of Erf 12943 Wellington ($\pm 107\text{m}^2$ in extent) into two portions namely Portion A, measuring $\pm 32\text{m}^2$ and the Remainder of Erf 12943 Wellington ($\pm 75\text{m}^2$ in extent) in accordance with the Subdivisional Diagram (**Annexure B**);
 - 1.2 In terms of Section 60(1)(a) of the Drakenstein By-law on Municipal Land Use Planning, 2018, for Rezoning of Portion A of Erf 12943 Wellington, from "Open Space Zone" to "Conventional Housing Zone".
 - 1.3 In terms of Section 60(1)(a) of the Drakenstein By-law on Municipal Land Use Planning, 2018, for Consolidation of Portion A of Erf 12943 Wellington ($\pm 32\text{m}^2$ in extent) and Erf 12944 Wellington ($\pm 395\text{m}$) in order to create a new erf, measuring $\pm 427\text{m}^2$ in extent in accordance with the Consolidation Diagram (**Annexure C**);

2. The approvals mentioned in Paragraphs 1.1 – 1.3 above are 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 following conditions set by the Drakenstein Municipality: Electro Technical Services Division as set out in its memorandum dated 11 September 2021 (**Annexure D**):
 - 2.1.1 All electrical equipment shall comply with Drakenstein Municipality standards and have twenty four hour access for maintenance purposes;
 - 2.1.2 The minimum clearance distance of at least 3 m for any temporary or permanent structure from the existing mini-substation located on Erf 12943 Wellington must be adhere to at all times and the existing garage shall be closed off or restricted in order to comply with the Occupational Health and Safety Act (Act 85 of 1993); and
 - 2.1.3 The developer or owner will be responsible for all cost in the case where he or she request any infrastructure to be moved or relocated to new proposed positions.
3. The following conditions are applicable from a town planning point of view:
 - 3.1 The existing garage on Erf 12944 Wellington must be permanently closed for vehicle access or egress from the Le Huguenot internal private street unless the existing substation situated on Erf 12943 Wellington, has been moved to an acceptable position and to the satisfaction of the Senior Manager: Drakenstein Municipality: Electro Technical Services Division.
 - 3.2 No buildings or structures may be erected, or existing structures altered, without the approval of building plans by Council;
 - 3.3 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. The following be regarded as the reasons for the decision:
 - 4.1 Application is made to rectify the alignment of a common boundary of Erf 12944 Wellington. The area under consideration is $\pm 32\text{m}^2$ in extent.
 - 4.2 The Home Owners Association resolved that the encroachment must be rectified.
 - 4.3 The application does not have a negative impact on the character of the area and the use of the properties will not change from its current purpose; and
 - 4.4 This application will have no impact on any engineering service or the provision of such service.

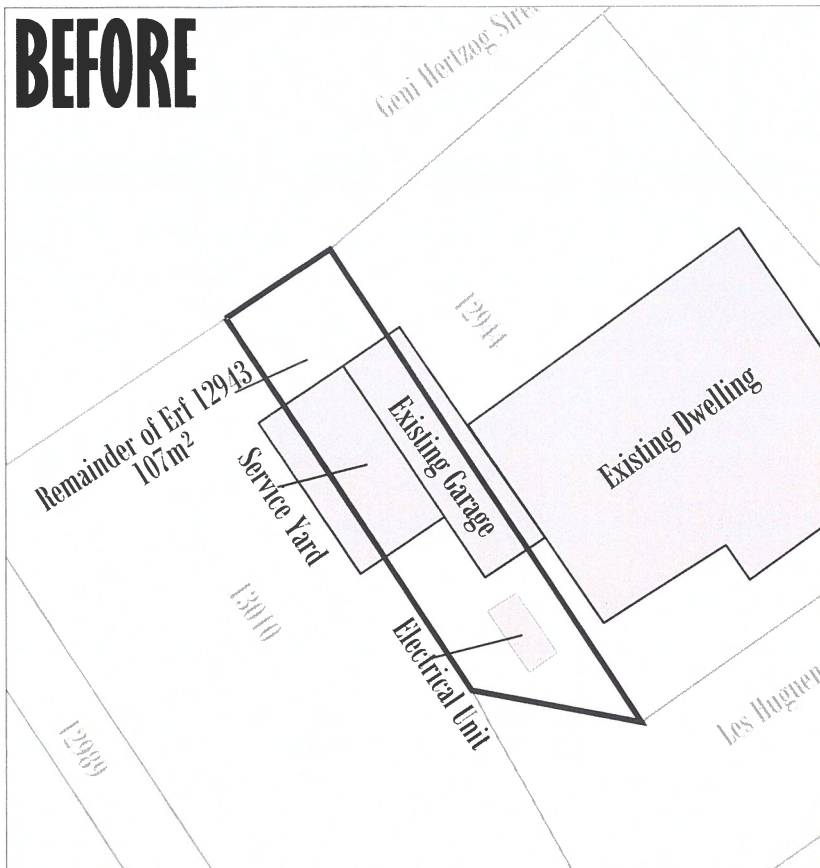
Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority, in terms of Section 79(3) of the Drakenstein By-law on Municipal Land Planning, 2018, by any person whose rights are affected by the decision, within **21 days** from, the date of the registration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

Yours faithfully



H.G. STRIJDOM
MANAGER LAND USE PLANNING AND SURVEYING

BEFORE








AFTER



**Subdivision Plan
Erf 12943,
Wellington**

Legend:

-  Erf 12943
-  Subdivision Line
-  Existing buildings
-  Building lines
-  Right of way servitude

Sizes:

BEFORE SUBDIVISION

Erf 12943

- 107m²

AFTER SUBDIVISION

Remainder of Erf 12943

- 71m²

Portion A of Erf 12943

- 36m²

Physical Address:
Le Huguenot Nr 1, Wellington

Note:
All areas and distances are subjected to surveying

Date:
August 2020

Authority:
Drakenstein Municipality

Ref:
WEL/11043/ZN/CVDW



Compiled by:

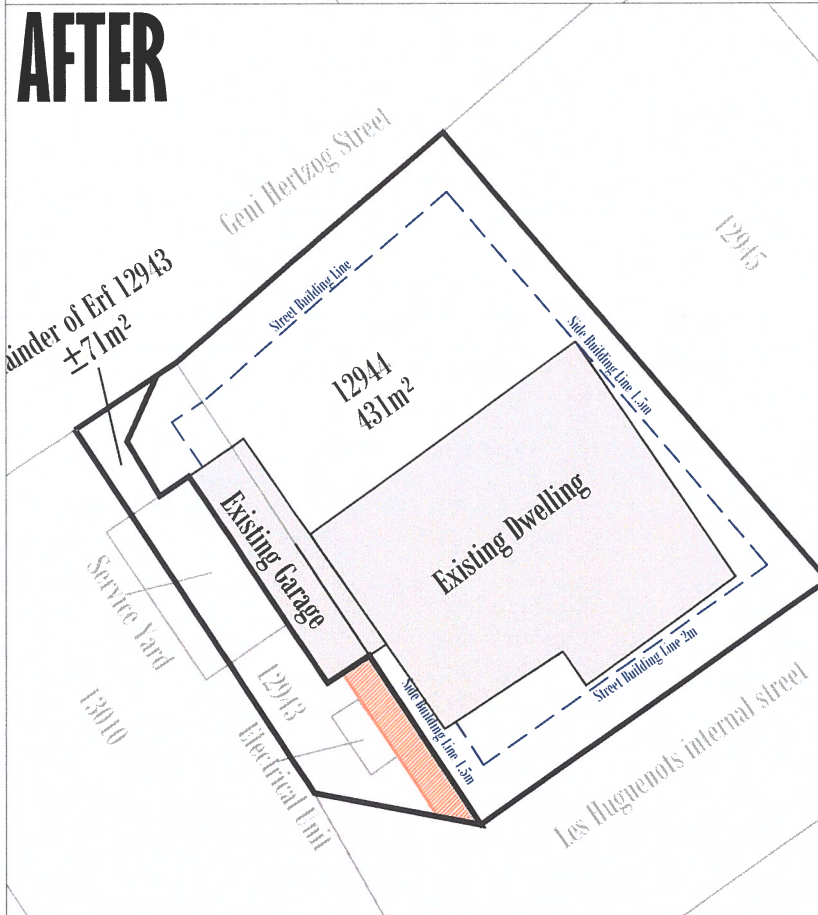


CK Rumbold & Partners
Town Planners
Professional Surveyors
Tel: 022 - 4821845
Fax: 022 - 4871661
Email: info@rumbold.co.za

BEFORE









AFTER



Consolidation Plan Erf 12943, Wellington

Legend:

-  Subject Properties
-  Existing buildings
-  Subdivision line
-  Consolidation
-  Building lines
-  Right-of-way servitude

Sizes:

BEFORE CONSOLIDATION

Erf 12944

- 395m²

Proposed Portion A of Erf 12943

- 36m²

AFTER CONSOLIDATION

Erf 12943

- 431m²

Physical Address:
Le Huguenot Nr 1, Wellington

Note:
All areas and distances are subjected to surveying

Date:
August 2020

Authority:
Drakenstein Municipality

Ref:
WEL/11043/ZN/CVDW



Compiled by:



CK Rumboll & Partners
Town Planners
Professional Surveyors
Tel: 022 - 4821045
Fax: 022 - 4871661
Email: info@rumboll.co.za



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: 12943 & 12944

Date: 11 September 2020

Subject: **APPLICATION FOR REZONING, SUBDIVISION AND CONSOLIDATION, ERF 12943 & 12944, 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 other existing services crosses the adjacent erven, it will have to be removed or relocate at the cost of the owner.
- 2.5. The current mini-substation is situated as such that it causes an obstruction for vehicle access to the garage. The minimum clearance distance of at least 3m from any temporary and or permanent structure must be adhere to at all times. The entrance or access is thus a direct contravention with the Occupational Health and Safety Act (Act 85 of 1993) and thus request that the entrance to the existing garage be closed off or restricted.
- 2.6. The developer or owner will be responsible for all cost in the case where he or she request any infrastructure to be moved or relocated to new propose positions.

2.7. A service level agreement between the municipality and the owner or developer of above mentioned erf have to be arrange at Electro-Technical Service Department (Planning and Design division - Chief Engineering Technician) for any request to upgrade of existing supply.

3. GENERAL

- 3.1. NRS069 Network recovery cost will apply for any for any additional load requirement above the network design and will be calculated according to the following as indicated in approved tariffs: **R 2 967.79 per KVA (V.A.T. included) including a percentage of the mini-substation.** 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. 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 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 any additions made to the current dwelling.
- 3.5. 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.
- 3.6. 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

I:\BEPLAN_3\Sub_Divisions_Rezoning\2021\12943_12944