

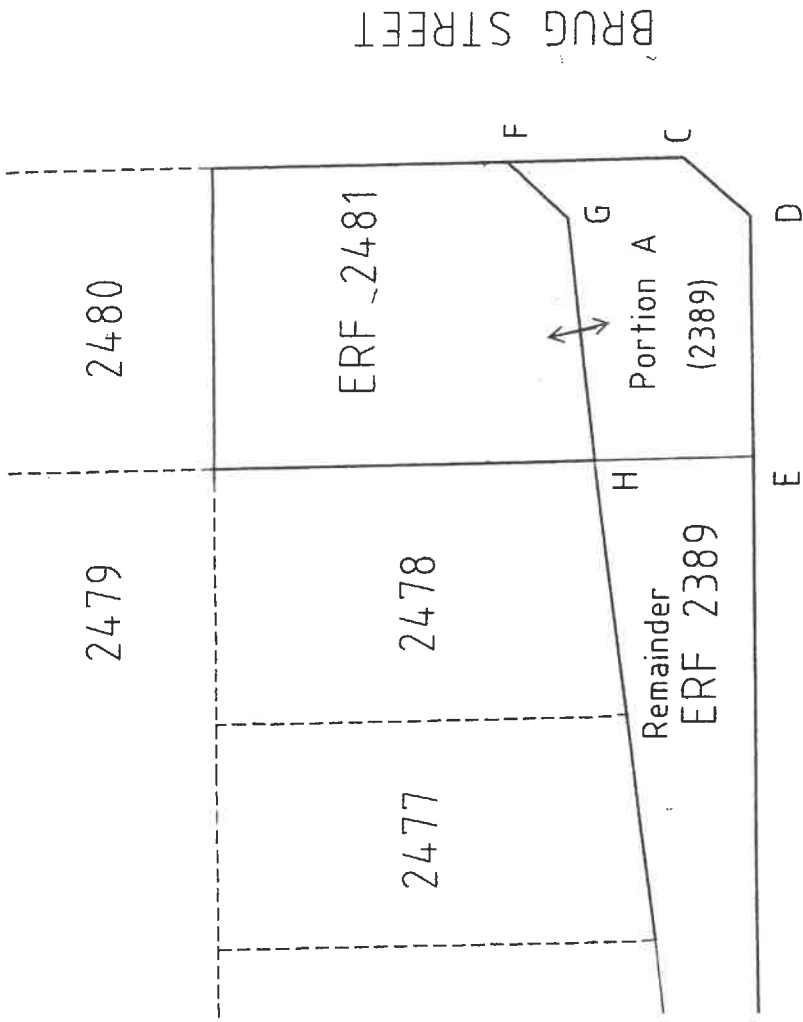
Notes

- 1 Erf 2481 to be subdivided into portion 1 and remainder
- 2 Erf 2389 (road) to be subdivided into portion A and remainder
3. The figure ABFGH (ptn i of erf 2481) to be consolidated with the figure HGFCD (ptn A of erf 2389).

SCALE	1 / 500
FILE	24 E
REF	PY 3069

PROPOSED SUBDIVISION AND CONSOLIDATION
OF ERF 2481, PAARL

LAND SURVEYOR	TOWN PLANNER & LAND SURVEYOR
DRAWN J. ADAMS	PAARL MUNICIPALITY
DATE APRIL 2016	DEPARTMENT PLANNING & DEVELOPMENT



Notes :

1. Erf 2389 (road) to be sub - divided into portion A and remainder .
2. Erf 2481 to be consolidated the figure HGFCDE (ptn A of erf 2389).

BERG RIVER BOULEVARD

BRUG STREET

LAND SURVEYOR	TOWN PLANNER & LAND SURVEYOR	SCALE 1 / 500
DRAWN : J. ADAMS	PAARL MUNICIPALITY	FILE 24 E
DATE : APRIL 2016	DEPARTMENT PLANNING & DEVELOPMENT	REF PY 3069
PROPOSED SUBDIVISION AND CONSOLIDATION OF ERF 2481 , PAARL		



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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 (2481 and 2389) P (1253)

Date: 20 September 2022

Subject: APPLICATION FOR SUBDIVISION, CLOSURES, CONSOLIDATION AND
 REZONING: ERF 2481 AND A PORTION OF ERF 2389 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 *Depending on the type of development proposed for the consolidated erf, further traffic studies may be required by the new owner/developer at building or civil plan stage;*
- 1.2 Any new roads/streets and accesses will be the responsibility of the developer, including all internal and bulk connectors; and
- 1.3 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 *A Stormwater Management Plan is required from the new owner/developer at building or civil plan stage;*

- 2.2 No development is allowed within the 1:50 year flood line and any structures within the 1:100 year flood final floor level must be 1m above the 1:100 year flood line.
- 2.3 Any new storm water networks will be the responsibility of the developer, including all internal and bulk connectors;
- 2.4 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
- 2.5 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 ***A water network capacity analysis by Council's master planning consultants is required from the new owner/developer at building or civil plan stage;***
- 3.2 The development will be provided with a bulk metered connection at actual cost;
- 3.3 The metered connections must be installed one meter inside the erf boundary;
- 3.4 Water saving devices shall be installed in toilets, bathrooms and basins; and
- 3.5 Any existing system that is to remain shall be upgraded to minimum municipal standards.

4 WASTEWATER SERVICES

- 4.1 ***A wastewater reticulation capacity analysis by Council's master planning consultants is required from the new owner/developer at building or civil plan stage;***
- 4.2 A separate wastewater connection must be installed one meter inside the erf boundary; and
- 4.3 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 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;
- 5.3 Provision should be made for a waste disposal facility and entrance with lockable gate for wheelie bins (240l bins) and recyclable bags equal to the number of dwellings per development;
- 5.4 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

- 5.5 The garbage area should be enclosed with a 1.8m high fence and need to provided with the following;
- i. Tap with running water;
 - ii. A gully which is connected to an approved sewer connection;
 - iii. Concrete floor;

6 DEVELOPMENT CHARGES

- 6.1 *Based on the information provided in the application, Development Charges are payable by the developer. Development Charges will be calculated when a detailed site development plan is submitted by the new owner/developer.*
- 6.2 *Cost for engineering studies referred under sections 1-5 is for the new owner/developer's account and cannot discounted against development charges.*

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.

 LP PIENAAR (Pr. Eng)

MANAGER: INFRASTRUCTURE DEVELOPMENT

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LP/cb



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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:	2481 & 2389
Date:	15 October 2022
Subject:	APPLICATION FOR SUBDIVISION, CLOSURES (PUBLIC PLACE AND A PORTION OF ROAD), CONSOLIDATION AND REZONING IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BYLAW ON MUNICIPAL LAND USE PLANNING, 2018, ERF 2481 AND A PORTION OF ERF 2389, 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

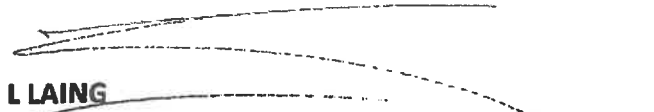
- 2.1. Only one service cable connection per erf is allowed.
- 2.2. No trees or any type of structures may be erected under, on or near any new or existing electrical infrastructure.
- 2.3. All electrical equipment shall comply with Drakenstein Municipality standards and have twenty-four-hour access 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 developer as such that each erf must have its own cable connection from the Street boundary. All cost for any electrical bulk services that require to be relocated will at the cost of the developer.
- 2.2. The low-tension reticulation may need to be upgraded depending on the load requirement of the purchaser. NRS069 network recovery cost will be utilized towards the upgrading, prior to adequate capacity for the load requirement of the proposed development.
- 2.3. A service level agreement between the municipality and the owner or developer of the development must be arrange 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 3 750.79 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



L LAING
MANAGER: PLANNING AND CUSTOMER SERVICES
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