

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:	396
Date:	19 November 2021
Subject:	APPLICATION FOR SUBDIVISION, ERF 396, PAARL

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.
- 2.1. 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.
- 2.2. Adequate space of at least 3m for the existing and proposed 11kV overhead line must be made available in the road reserve. No construction will be allowed within 22m from existing and or new proposed municipal overhead infrastructure without formal consent from the Electro-Technical Services Department.
- 2.3. A service level agreement between the municipality and the owner or developer of the development have to be arrange at Electro-Technical 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: **R4 294.00 x per KVA (V.A.T. included)**. The cost as mentioned above is valid until 30 June 2022 and will escalate thereafter for each upcoming financial year which is between 1 July and 30 June.
- 3.2. It must be noted that network upgrading is required for any additional load requirement which shall form part of the service connection costs after a formal application for supply of electricity has been submitted.
- 3.3. The developer will be responsible to carry all cost of the electrical installation including the linkage to the infrastructure as determined by the Manager: Planning and Customer Services.
- 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 registered 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 proposed development.
- 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.

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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2. ELECTRICITY SUPPLY

Tariff No.	Tariff Details	2021/2022 Tariff Including VAT	2020/2021 Tariff Including VAT	% Increase / (Decrease)
2.9.4	Non-Payers (Excluding Municipal Property)			
2.9.4.1	Same as in 12.2 and 12.3 above, except that a new agreement must be entered into which stipulates that a pre-paid meter is a pre-condition.	Free	Free	
2.9.5	NRS 069 NETWORK RECOVERY COST			
2.9.5.1	A once-off network contribution for the electricity requested for subdivisions, new developers, consent users, scheme amendments or consumer upgrades (existing serviced erven where requested capacity is greater than the original designed or installed capacity). The after-diversified maximum demand (ADMD) for each erven is used in network designs for township development, scheme amendment and service connection upgrades.			
2.9.5.1.1	The ADMD has been determined by STATS SA Census 2011 municipal report which may be use for the following types of residential installations:			
(a)	Residential low income (flats or units) - 3kVA			
(b)	Residential medium or high income (flats or units) - 5kVA			
(c)	Single residential low income (per erf) - 3kVA			
(d)	Single residential medium or high income where the erf size is smaller than 500m ² - 7kVA			
(e)	Single residential medium or high income where the erf size is greater than 500m ² - 9kVA			
2.9.5.1.2	For very high residential three-phase connections or upgrade of existing single phase connection to three phase maybe assume that the ADMD for a three-phase connection is three (3) times that of a single phase connection.			
2.9.5.1.3	The after-diversified maximum demand (ADMD) or notified maximum demand (NMD) per erf for commercial and all non residential applications requested in writing by the owner or developer shall be calculated prior to the NMD as indicated on the application by the owner or developer with the approval from the Manager: Electro-Technical Engineer (Planning, Construction and Design). The NMD's of existing serviced erven are equal to the installed capacity or as per service agreement.			
2.9.5.1.4	Determining charges			
(a)	The NRS069 network recovery cost is determined by the actual level at which the development connects to the supply system. The charge is calculated as follows:			
(i)	$R = (ADMD1 - ADMD2) \times NRC$, where			
(ii)	R = Total network recovery cost payable in rand value			
(iii)	ADMD1 = Sum of new ADMD in kVA			
(iv)	ADMD2 = Sum of existing ADMD in kVA			
(v)	NRC = Network recovery cost per level as indicated below			
2.9.5.1.5	Network contributions			
(a)	The "network recovery cost" charges must be as such to cover the capital liabilities incurred or to be incurred by the municipality in supplying the distribution and or increase the capacity to the premises or group of premises. The said network recovery cost excludes the linkage portion of the connection and or upgrade to the linkage as determined by the Manager: Planning and Customer Services. Such cost for the upgrade and or linkage shall be estimated at the cost of the developer or owner. The contributions per kVA at the different connection levels are as follows:			
(i)	Paarl: Description - Cumulative contribution per kVA			
(aa)	66/11kV Trf	2,427.00	2,289.36	6.01%
(bb)	11kV Network	4,294.00	4,051.25	5.99%
(cc)	400 V Network	3,579.00	3,376.29	6.00%
(ii)	Wellington: Description - Cumulative contribution per kVA			
(aa)	11kV Network	4,247.00	4,006.33	6.01%
(bb)	400 V Network	3,146.00	2,967.79	6.00%

DRAKENSTEIN MUNICIPALITY
OFFICIAL NOTICE: PROPOSED SUBDIVISION IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN MUNICIPAL
LAND USE PLANNING BY-LAW, 2018:
THE REMAINDER OF THE FARM WATERKLOOF NO 396 PAARL

Notice is hereby given in terms of Section 46(1) of the Drakenstein Municipal Land Use Planning By-Law, 2018, that an application as set out below has been submitted to the Drakenstein Municipality Land Use Planning Section. A comprehensive application is available for viewing and can be requested by sending an email to Messrs David Hellig and Abrahamse Professional Land Surveyors at plan@dhaa.co.za or by telephonically contacting Marnus Botha at 021 872 4086.

- Property : The Remainder of the Farm Waterkloof No 396 Paarl
- Applicant : David Hellig and Abrahamse Professional Land Surveyors
- Owner : Roelof Petrus Mostert Conradie
- Locality : Windmeul, off Main Road No 218 (Noord Agter-Paarl Road)
- Total Extent : 2,4378 hectares
- Current Zoning: Agriculture Zone
- Proposal : 1. The unregistered diagrams of Portions 4 – 7 of the Farm Waterkloof No 396 Paarl are to be cancelled.
2. The Remainder of the Farm Waterkloof No 396 Paarl is to be subdivided into:
- a) Ptn A measuring $\pm 6\,407$ square metres in extent;
 - b) Ptn B measuring $\pm 9\,843$ square metres in extent;
 - c) Ptn C measuring $\pm 8\,104$ square metres in extent;
3. Servitude Roads 8,50 m wide are to be reciprocally registered along the western boundaries of Ptns A, B and C for access purposes.

Motivated objections and/or comments may be emailed to the Drakenstein Municipality at customercare@drakenstein.gov.za or hand delivered to the Drakenstein Municipality Land Use Planning Section, 4th Floor, Nedbank Building, 1 Breda Street, Paarl during normal office hours. Note that submissions must comply with Section 50 of the Drakenstein Municipal Land Use Planning By-Law, 2018 and must reach the Municipality by no later than 30 days from the date of this notice.

DATE OF NOTIFICATION: 21-07-2021

CLOSING DATE FOR OBJECTIONS AND/OR COMMENTS: 20-08-2021



dh&a
 david hellig & abrahamse
 professional land surveyors
 258 Main Street
 PAARL 7646

Telephone : 021-8724086 web site : www.dhale.co.za
 email : david@dhaa.co.za

project **LOCALITY PLAN**
The Remainder of the Farm
Waterkloof No 396 Paarl

Scale	1 / 5000@A3
Date	June 2021
File No	P2916/99(20)(A3)
Plan No	11

1. INTRODUCTION

The Remainder of the Farm Waterkloof No 396 Paarl measuring 2,4378 hectares in extent is owned by Mr R P M Conradie vide Deed of Transfer No T28703/1995.

The subject property was originally surveyed in 1946 and subsequently subdivided into five portions viz Portions 1 – 5 of the Farm Waterkloof No 396 Paarl in 1992 vide the then Paarl Municipality Approval in terms of Section 25 of Ordinance No 15/1985, noting that it was **excluded** from the provisions of the Subdivision of Agricultural Land Act No 70/1970 vide Government Notice No. R. 2137 published in the Government Gazette dated 30-08-1991 (copy enclosed).

Portions 1 – 3 of the Farm Waterkloof No 396 Paarl were subsequently registered in the Deeds Office, thereby confirming the validity of the Municipal Approval in perpetuity. Therefore, unregistered Portions 4 and 5 of the Farm Waterkloof No 396 Paarl are capable of registration in the Deeds Office in terms of the abovementioned said Approval.

The subject property is situated in the Windmeul Hamlet ± 6,5 km north west of Paarl at the intersection of Main Road No 27 (R44) and Main Road No 218 (Noord Agter-Paarl Road) within the area of jurisdiction of the Drakenstein Municipality, Administrative District of Paarl.

The purpose of this application is for the cancellation of the unregistered diagrams of Portions 4 – 7 of the Farm Waterkloof No 396 Paarl and the subsequent subdivision thereof into three portions viz Ptns A, B and C.

2. PROPERTY DETAILS

PROPERTY DESCRIPTION	EXTENT	REGISTERED LANDOWNER	DEED OF TRANSFER	EXISTING ZONING
The Remainder of the Farm Waterkloof No 396 Paarl	2,4378 hectares	Roelof Petrus Mostert Conradie	T28703/1995	Agriculture Zone

PLANNING REPORT

PROPOSED SUBDIVISION OF THE REMAINDER OF THE FARM WATERKLOOF NO 396 PAARL

OUR REF: P2916/99(20)A3

Compiled by:

David Hellig and Abrahamse

Professional Land Surveyors

JULY 2021

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3. LOCATION

The red polygon in the figure below indicates the location of the subject property.

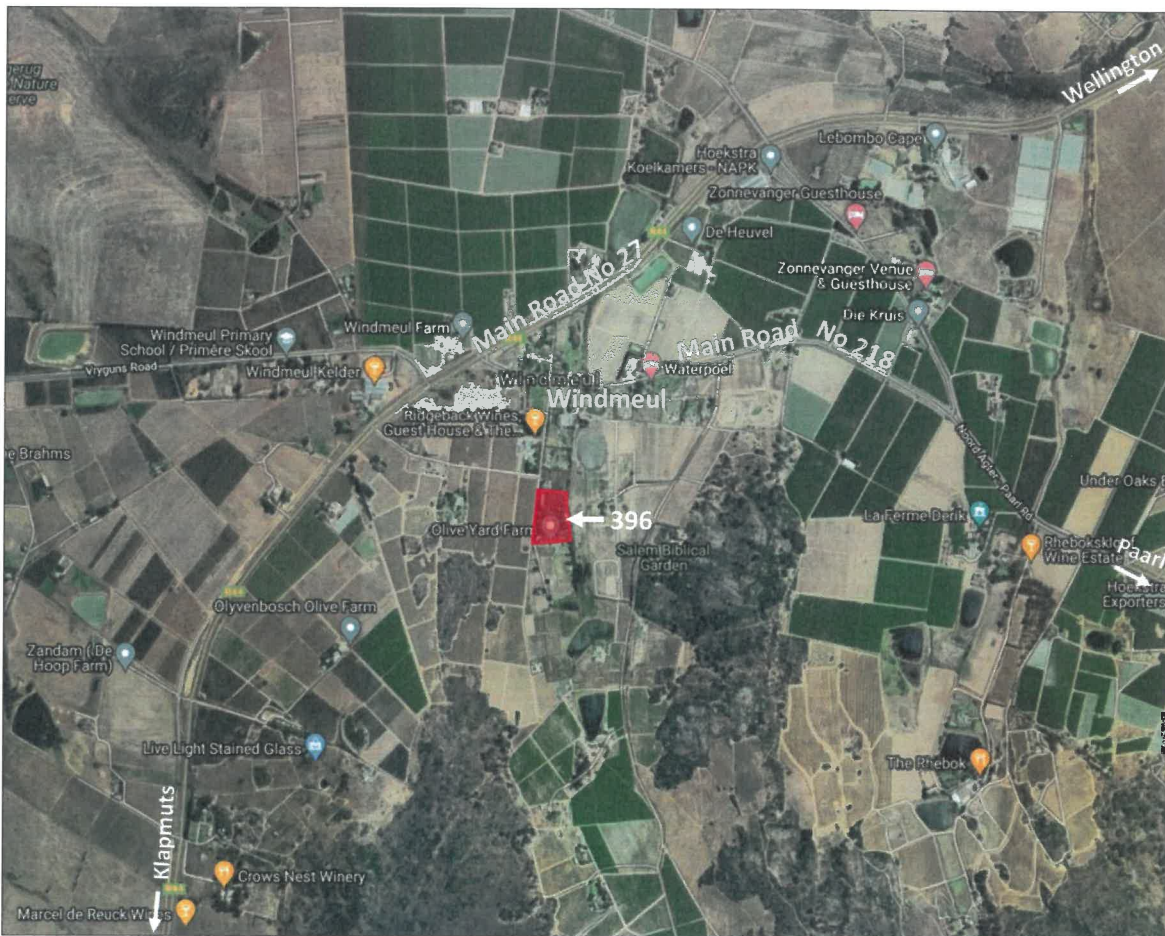


Figure 1: Location of the subject property

The subject property comprises three dwelling houses, associated outbuildings (stores and sheds) and a dam and is planted to ± 0,85 hectares of olives as indicated on Plan of Subdivision No 10 Rev 2.

4. PRE-APPLICATION CONSULTATION MEETING DATED 18-05-2021

Mr Hamish Louw, Head Town Planner: Drakenstein Municipality did not foresee any issues with the proposed subdivision of the subject property into three portions. The email correspondence enclosed herewith serves the purposes of a pre-application consultation meeting.

5. APPLICATION PROPOSAL

A. CANCELLATION OF DIAGRAMS:

1. The unregistered diagrams of Portions 4 – 7 of the Farm Waterkloof No 396 Paarl are to be cancelled.

B. SUBDIVISION:

Application is hereby submitted in terms of **Section 15(2)(d)** of the Drakenstein Municipal Land Use Planning By-Law, 2018 as follows:

2. The Remainder of the Farm Waterkloof No 396 Paarl is to be **subdivided** into:
 - a) Ptn A measuring $\pm 6\,407$ square metres in extent; comprising a tunnel and is planted to $\pm 0,35$ hectares of olives.
 - b) Ptn B measuring $\pm 9\,843$ square metres in extent; comprising two dwelling houses, associated outbuildings and a dam.
 - c) Ptn C measuring $\pm 8\,104$ square metres in extent; comprising one dwelling house and associated outbuildings and is planted to $\pm 0,50$ hectares of olives.

C. REGISTRATION OF SERVITUDES:

3. Servitude Roads 8,50 m wide are to be reciprocally registered along the western boundaries of Ptns A, B and C for access purposes.

5. ACCESS AND SERVICES

- The subdivided portions viz Ptns A, B and C will be accessed from the existing Servitude Road over Portions 1 – 3 of the Farm Waterkloof No 396 Paarl and the new Servitude Roads to be reciprocally registered vide Para 5. C. above.
- Potable water source and availability: existing boreholes and new boreholes, if required.
- Method of sewage disposal: on-site.
- Method of refuse removal: to be removed by the individual landowners to the Drakenstein Municipality refuse facility.
- Electricity: to be supplied by the Drakenstein Municipality.
- Development Charges: not applicable vide the email dated 24-05-2021 (copy enclosed) received from Mr Lawrence Smith from the Drakenstein Municipality Department: Civil Engineering Services.

6. MOTIVATION

6.1 Drakenstein Municipality Spatial Development Framework, 2020

The subject property is situated in **Focus Area 8 : Windmeul** as identified by the Drakenstein MSDF, 2020.

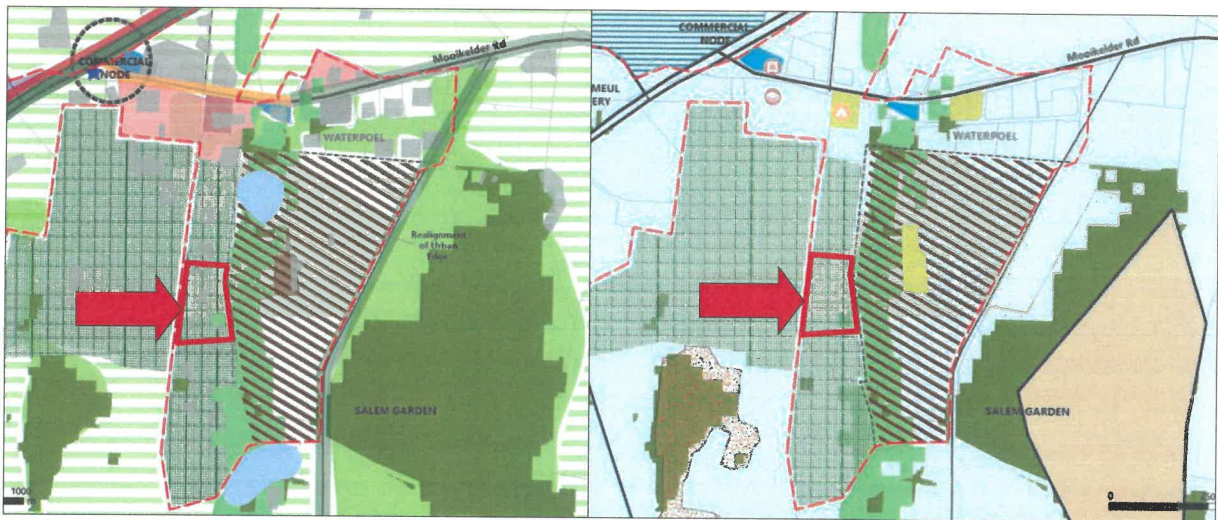


Figure 2: Spatial Framework and Land Use Implications Map Extracts (Drakenstein MSDF, 2020)

In terms of the **Spatial Framework Map**, the subject property is situated within the existing urban edge and identified as *'Peri-Urban Farming'*. *'Peri-Urban Farming'* is mainly described as agricultural areas situated on the urban fringe, which could be suitable for small scale farming and/or land reform projects depending on the specific circumstances.

In terms of the **Land Use Implications Map**, the subject property abuts other farms identified for *'Peri-Urban Farming'* to the north and south, creating a belt of smallholdings primarily focussed on small scale farming. One of the key concepts and interventions for Windmeul, as contained in the Drakenstein MSDF, is to focus on small scale farming and attracting limited convenience business and social services to support local need. The proposed subdivision will therefore complement and support the surrounding land uses by creating farm portions of similar extents, which will effectively link with the belt of smallholdings to the north and south, which are utilised for small scale farming and situated within the approved urban edge.

The proposed subdivision is consistent with the overall principles and objectives contained in the Drakenstein MSDF, 2020. The abutting farms promote small scale farming, which will be achieved by the proposed subdivision of the subject property into three portions.

6.2 The Subdivision of Agricultural Land Act No 70/1970

It should be noted that the subject property is **excluded** from the provisions of Act No 70/1970 vide Government Notice No. R. 2137 published in the Government Gazette dated 30-08-1991 (copy enclosed).

6.3 Drakenstein Municipality Zoning Scheme By-Law, 2018

The subject property is zoned for Agriculture purposes in terms of the Drakenstein Zoning Scheme By-Law, 2018 as indicated in the figure below.



Figure 3: Extract of Drakenstein Zoning Scheme By-Law, 2018 Map: Drakenstein Rural

6.4 Need, Desirability and Demand

- The subdivisions of the Farm Waterkloof No 396 Paarl viz Portions 1 – 5 thereof respectively measure 9205 square metres, 8886 square metres, 9012 square metres, 1,3488 hectares and 1,0876 hectares in extent.

Noting that Portions 1 – 3 of the Farm Waterkloof No 396 Paarl have been separately registered, the Application involves the re-modelling of the two unregistered land units viz Portions 4 and 5 of the Farm Waterkloof No 396 Paarl by the cancellation of the diagrams and the re-layout into three land units viz Ptns A, B and C respectively measuring ± 6407 square metres, ± 9843 square metres and ± 8104 square metres in extent, which are roughly of the same order as Portions 1 – 3 of the Farm Waterkloof No 396 Paarl, measuring 9205 square metres, 8886 square metres and 9012 square metres in extent, which average 9034 square metres in extent.

- All existing infrastructure on Ptns B and C will be retained, while Ptn A may be developed in terms of the Agriculture zoning parameters as prescribed by the Drakenstein Zoning Scheme By-Law, 2018.

- The rural fabric of the belt of smallholdings is not compromised by the creation of one additional land unit, noting that the land units to the east and west of the subject property represent larger farming units.
- The proposed subdivision effectively utilises existing agricultural infrastructure and improvements and will result in a proportionate distribution of agricultural potential between the three subdivided portions.
- The proposed subdivisional lines have been sensitively planned taking the existing infrastructure, agricultural improvements and internal roads into account, thereby creating land units with sustainable boundaries.
- The approval of the application will not impact on the character of the subject property since no change of land use is proposed. The status quo in terms of the land use is being maintained.
- The existing small scale farming operation will continue uninterruptedly.
- The proposed subdivision aligns with the principles and objectives contained in the Drakenstein MSDF, 2020 with specific reference to the Windmeul Hamlet.



PER : M BOTHA
Professional Town Planner
Pr. Pln A/3057/2021

JULY 2021