



# DRAKENSTEIN

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Civic Centre, Berg River Boulevard, Paarl 7646

**Coll no:** 1694243 X LS 2435  
**Enquiries:** J Pekeur  
**Tell no:** (021) 807 4808  
**Date:** 18 November 2020

HK/  
15/4/1 (5665) W

## GEREGISTREERDE POS/E-POS REGISTERED MAIL/E-MAIL

(See Attached list)

Sir

### SUBDIVISION OF ERF 5665 WELLINGTON, BETWEEN BLOUVLEI STREET AND FIRST AVENUE

Your letter under reference 20022 dated 13 March 2020, refers

1. Approval has been granted as follows:

In terms of Section 60(1)(a) of the Drakenstein By-Law on Municipal Land Use Planning, 2018, for the subdivision of Erf 5665 Wellington into Portion 1 ( $\pm 552\text{m}^2$ ), Portion 2 ( $\pm 551\text{m}^2$ ) and Remainder ( $\pm 2951\text{m}^2$ ), as depicted on Subdivision Plan No. W5665/04/03 dated 6 October 2020;

2. The approval granted in paragraph 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 Copies of the approved diagrams for Portions 1 and 2 must be provided to the municipality.
- 2.2 A building plan must be submitted for the unauthorised vibracrete wall erected between Portions 1 and 2 and the Remainder.
- 2.3 Energy-saving devices such as contained in the Drakenstein Municipality Green Building Manual (document available at the Spatial Planning Section) must be made use of.
- 2.4 For the proposed development of Portions 1 and 2, the developer must institute water conservation measures such as only using non-potable water for on-site construction activities, rainwater harvesting, grey water recycling and similar technical advancements such as low flow shower heads, dual flush toilets and water-wise gardens.

- 2.5 Adherence to the conditions laid down by the Manager: Infrastructure Management, Civil Engineering Services, Drakenstein Municipality, in his memorandum referenced 15/4/1 (5665) W (1818) dated 2 November 2020 (See Annexure A).
  - 2.6 Adherence to the conditions laid down by the Manager: Planning and Customer Services, Drakenstein Municipality: Electro Technical Engineering Services Department, in his memorandum referenced 5665 dated 1 September 2019 (See Annexure B).
  - 2.7 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. The owner's attention must be drawn to the following:
- 3.1 Authority for the separate registration of any newly created erf will not be issued by the municipality unless conditions 2.1 to 2.7 above (where applicable) have been satisfactorily complied with.
  - 3.2 No building plan will be approved unless each portion has a separate water and sewer connection.
  - 3.3 The owner is responsible for all engineering installation, alteration and upgrading costs including the costs for new municipal connections, storm water connections and new vehicle access points.
  - 3.4 Plans for any proposed construction or changes to services are to be submitted to the Civil Engineering Services Department for approval prior to construction.
  - 3.5 The future street addresses of the newly created portions will be follows:  
Portion 1 – No. 24 Blouvillei Street  
Portion 2 – No. 26 Blouvillei Street
4. The following are regarded as the reasons for the above approval decisions:
- 4.1 The proposal is in line with the Drakenstein Municipality densification policy.
  - 4.2 The level of densification proposed is low and contextually appropriate.
  - 4.3 The creation of more residential opportunities will contribute to the alleviation of the scarcity of erven in Wellington.
  - 4.4 The proposal makes optimal use of presently underutilized land in terms of its development potential.

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 the Land Use Planning, 2018, by any person whose rights are effected by the decision, within **21 days** from the date of registration of the letter. The enclosed appeal procedures are set out in Section 80 of the aforementioned By-Law of which a copy is attached.

Yours faithfully



**HS STRIJDOM (Pr. Pln A/1058/1998)**  
**MANAGER: LAND USE PLANNING & SURVEYING**

**ERF 5665 WELLINGTON**

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# Memo

**To:** EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT  
(ATTENTION: J PEKEUR)

**From:** MANAGER: INFRASTRUCTURE MANAGEMENT

**Enquiries:** L. PIENAAR

**Collaborator number:** 1694243

**Reference number:** 15/4/1 (5665) W (1818)

**Date:** 02 November 2020

**Subject:** SUBDIVISION OF ERF 5665 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; and
- 1.2 *The cost for the provision of an access onto Blouville Road will be for the owner's account.*

### 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 Any new stormwater networks will be the responsibility of the developer, including all internal and bulk connectors;
- 3.2 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
- 3.3 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 *New water connections for portions 1 & 2 are available at actual cost;*
- 4.2 All individual portions must be provided with a separate water connection and a separate water meter to municipal specifications;
- 4.3 All the metered connections must be installed one meter inside the erf boundary of each portion;
- 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 *All individual portions must be provided with a separate wastewater connection;*
- 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 Such collection shall be as a kerbside service;
- 6.3 A waste recovery/recycling initiative has been implemented in Drakenstein and the owner will have to be prepared to comply with any requirements as the project is rolled out; and
- 6.4 *Additional bins are available at cost.*

## 7 DEVELOPMENT CHARGES

7.1 Based on the information provided in the application, the Development Charge payable by the developer is **R 97 167.00 (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 = R 23 445.00
- 7.1.2 Wastewater / Sanitation = R 14 448.00
- 7.1.3 Stormwater = R 0.00
- 7.1.4 Solid Waste = R 10 006.00
- 7.1.5 Roads = R 49 268.00

## 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**

I:\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2020\comments\Erf 5665 Wellington - Subdivision.docx  
LP/rv

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# 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:** 5665

**Date:** 11 September 2020

**Subject:** **APPLICATION FOR SUBDIVISION, ERF 5665, 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 proposed subdivided erf, 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 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 2 967.79 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. 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 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.
- 3.5. A certificate of compliance and occupational certificate has to be handed over to the Electro-Technical 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**

\\BEPLAN\_3\Sub\_Divisions\_Rezoning\202021\5665

2 NAPIER STREET  
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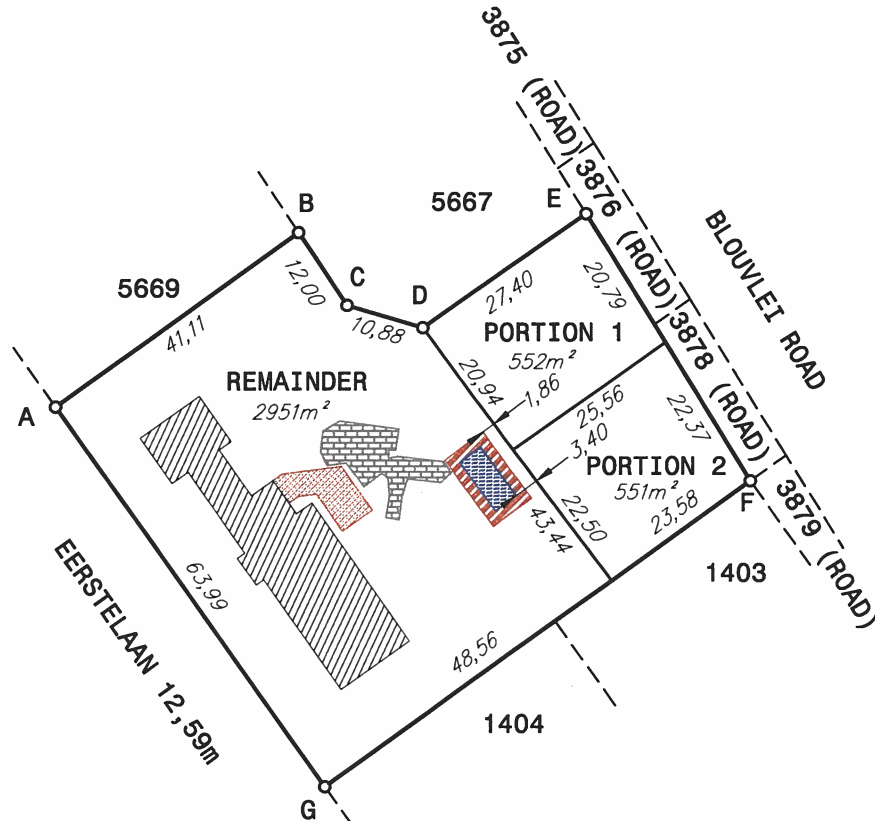
e-mail : albert@geigergeo.co.za

# Albert Geiger






Professional Land Surveyor

DIE KOPIEREG IN HIERDIE TEKENING, INSLUITEND  
 DIE ONTWERP EN BESONDERHEDE SOOS AANGEDUI  
 WORD DEUR ALBERT GEIGER VOORBEHOU

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**LEGEND:**


-  Building
-  Terrace
-  Paving
-  Deck
-  Swimming pool

**NOTES:**

1. The figure A B C D E F G represents Erf 5665 Wellington, in extent 4054m<sup>2</sup>.
2. All dimensions and areas are provisional and must be verified by cadastral survey.
3. Portion 1 and Portion 2 comprise area occupied by unregistered Erf 5668 Wellington (now withdrawn).
4. Position of building, terrace, paving, deck and swimming pool taken from aerial photography.
5. Dimensions from Pool/Deck to proposed subdivision line are approximate.

REVISIONS WYSIGINGS	DATE/DATUM	DESCRIPTION/BESKRYWING
	27 September 2019	Change proposed subdivision lines and add detail
	6 October 2020	Add dimensions at Pool/Deck

NORTH NOORD 	SUBJECT ONDERWERP  <b>PROPOSED SUBDIVISION OF          ERF 5665 WELLINGTON</b>	DATE DATUM 6 OCTOBER 2020
		SCALE SKAAL 1/1000 @ A4
DRAWN GETEKEN EB	AREA GEBIED WELLINGTON	DESCRIPTION BESKRYWING 5665
FILE NO LÊER NR W5665		DRAWING NO TEKENING NR W5665/04/03