



Enquiries: Riyaaz Mowzer
Contact number: 021 807 4770832
Reference: 15/4/1 (10552) P
Collab.no. 2150819
Date: 05 December 2024

EC/JA

NuPlan Africa Town & Urban Planners
20 Oxford Street
DURBANVILLE

dirk@nuplanafrica.co.za

Sir

APPLICATION FOR THE REZONING AND SUBDIVISION: ERF 10552 PAARL

With reference to your application, dated 18 August 2020, I have to inform you that the Drakenstein Municipal Planning Tribunal on 29 November 2024 resolved as follows, that:

1. **Approval** be granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the following:
 - 1.1 **Rezoning** of Erf 10552 Paarl from Multi-Unit Housing Zone to Subdivisional Area in order to upgrade two existing informal residential settlements;
 - 1.2 **Subdivision** of Erf 10552 Paarl into 56 portions, as indicated on the Rezoning and Subdivision Plan drawn by Nuplan Africa dated 7 June 2023, (**Annexure C**), as follows:

Subdivision of Erf 10552 Paarl			
Zoning	Land Use	Number of Erven	Size (m ²)
Conventional Housing Zone	Dwelling House/Residential	54	5 047
Transport Zone	Public Street	1	5 864
Multi-Unit Housing Zone	Apartments (existing municipal apartments)	1	39 584
Total		56	50 495



2. The approvals mentioned in Paragraphs 1.1 to 1.2 above, are subject to the following conditions laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
 - 2.1 Compliance with the following general conditions:
 - 2.1.1 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;
 - 2.1.2 Any amendments to the application are subject to the relevant approval;
 - 2.1.3 No new buildings are to be erected or existing structures altered without the approval of building plans by Council;
 - 2.1.4 That the subdivision takes place largely in accordance with the respective rezoning and subdivision plan (**Annexure C**);
 - 2.1.5 Adherence to the conditions set out in the memorandum of Drakenstein Municipality: Civil Engineering Services Department referenced 15/4/1 (10552) P (1602) dated 21 October 2024, (**Annexure F**);
 - 2.1.6 Adherence to the conditions set out in the memorandum of Drakenstein Municipality: Electro Technical Engineering Services Department referenced 8/2/5_10552 dated 11 October 2024, (**Annexure G**);
 - 2.1.7 Adherence to the conditions set out in the memorandum of Drakenstein Municipality: Environmental Management Department referenced 15/4/1(10552)P dated 14 October 2024, (**Annexure H**);
 - 2.1.8 Should the applicant fail to comply with any of the conditions laid down, then council reserves the right to impose further future conditions.
3. The following be regarded as the reasons for the decision:
 - 3.1 The development is considered to be a form of infill development that makes optimal use of urban land;
 - 3.2 The property is located within close proximity of available public transportation systems;
 - 3.3 The development will not detract from the character of the area;

- 3.4 The respective departments confirmed that no significant impact on heritage and environmental resources are envisaged;
- 3.5 It has been confirmed that the existing road network, will be able to accommodate the additional traffic;
- 3.6 All relevant internal and external departments consented to the application;
- 3.7 The application is considered to be consistent with the development principles as set out in the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014);
- 3.8 The proposed development can be seen as a logical extension to the immediate area and will not have any detrimental impact of the existing character of the area nor will it be visually obtrusive; and
- 3.9 The application at hand entails the development of a residential development with the upgrading of existing informal settlement etc. within the urban edge and is therefore considered to be in line with accepted town planning principles.

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 Use Planning, 2018, by any person whose rights are affected by the decision, within **21 days** of notification of decision. This provisional approval is therefore suspended until further notice. Please also notify (**email or per hand**) the **surrounding property owners** who were notified of the application during the initial public participation process and **objectors** (if any), of their right of appeal – proof of notification **must** be provided. Should there be any appeals against the decision, the application title (heading) must be used as reference. The appeal procedures are set out in Section 80 of the above-mentioned bylaw (attached).

Your attention is drawn to the fact that all correspondence must be directed to the City Manager and also sent via our official email address.

Yours faithfully



H. G. STRIJDOM
MANAGER: LAND DEVELOPMENT MANAGEMENT

Please address all correspondence to the City Manager, P O Box 1, Main Street, Paarl, 7622, or Customer care, e-mail, customer care@drakenstein.gov.za, and Henk Strijdom, henks@drakenstein.gov.za


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Memo

To: EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE
(ATTENTION: C. VAN DER BANK)

From: EXECUTIVE DIRECTOR: ENGINEERING SERVICES

Enquiries: LH. SMITH

Collaborator number:

Reference number: 15/4/1 (10552) P (1602)

Date: 21 October 2024

Subject: APPLICATION FOR REZONING AND SUBDIVISION OF ERF 10552, 7DE LAAN
AND BONAQUA SETTLEMENTS, PAARL

These conditions will be subject to review by the Engineering Services Department upon receipt of Civil and/or building plans for approval. This may require all the studies carried out for the proposed development to be updated and revised accordingly, which shall include compliance with the latest legislation, amended legislation, latest or amended standards and revised master planning.

The aforementioned is based on the possibility of changes in the physical environment in respect of engineering infrastructure between date of issuing of conditions and actual building/construction being imminent, which may impact on available relevant infrastructure capacities as at time of initial issuing of conditions.

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 Any new roads/streets and accesses will be the responsibility of the developer, including all internal and bulk connectors;
- 1.2 *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 as detailed in the Traffic Impact Statement (TIS) dated February 2019, referenced TJ1807 and*
- 1.3 *Traffic calming measures must also be implemented on internal streets.*

2 STORM WATER

- 2.1** Any new storm water networks will be the responsibility of the developer, including all internal and bulk connectors;
- 2.2** Pollution control measures to mitigate chemical and solid pollution must be provided at inlet and outlet structures as may be relevant;
- 2.3** 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
- 2.4** 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.

3 WATER

- 3.1** *The applicant shall be responsible for the installation of the infrastructure as detailed in the GLs report dated 18 October 2023;*
- 3.2** All individual portions must be provided with a separate water connection and a separate water meter to municipal specifications;
- 3.3** All the metered connections must be installed one meter inside the erf boundary of each portion;
- 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** *The applicant shall be responsible for the installation of the infrastructure as detailed in the GLs report dated 18 October 2023;*
- 4.2** All individual portions must be provided with a separate wastewater connection;
- 4.3** All the connections must be installed one meter inside the erf boundary of each portion; and
- 4.4** A connection manhole must be constructed at all connection points to a maximum depth of 800mm; and
- 4.5** 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 for the removal of such household refuse;
- 5.2 On refuse removal days the waste bins must then be put out on the kerbside to be serviced; and
- 5.3 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 DEVELOPMENT CHARGES

- 6.1 Based on the information provided in the application, no Development Charges are payable by the developer.

7 GENERAL

- 7.1 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 7.2 The findings of the bulk service capacity analysis carried out by councils consultant GLS Engineers, needs to be implemented simultaneously with the development;
- 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 The whole of the works shall fall under the control of a single project manager;
- 7.5 The municipality shall be represented at all site meetings for the duration of the construction of the works and to this end timeous notification of such meetings shall be supplied to the Civil Engineering Services Department;
- 7.6 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.7 A set of accurate as-built drawings as per Drakenstein Municipality: Civil Engineering Department's Standards must be submitted at the practical completion inspection; and

7.8 The above conditions are to be complied with in stages.

7.8.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;

7.8.2 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 subdivided erf within the development property or occupation of any property/building in the phase; and

7.8.3 Proof of compliance for the requirements associated with long term operations must be available on request.



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EXECUTIVE DIRECTOR: ENGINEERING SERVICES

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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:	8/2/5_10552
Date:	11 October 2024
Subject:	APPLICATION FOR REZONING FROM MULTI USE HOUSING ZONE TO SUBDIVISIONAL AREA AND SUBDIVISION (7DE LAAN AND BONAQUA), ERF 10552, 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 or near any new or existing electrical infrastructure.
- 2.3. The existing low voltage overhead lines will have to be upgraded to underground reticulation. Housing Department must make provision for adequate budget. An estimated value of R23,000.00 per erf may be used for budget purposes.
- 2.4. All electrical equipment shall comply with Drakenstein Municipality standards and have twenty-four-hour access for maintenance purposes.
- 2.5. The developer will be responsible for all cost in the case where he or she request any infrastructure situated in the road reserve to be moved or relocated to new proposed positions.
- 2.6. The developer is required to include measures to improve energy efficiency for any additional load requirement to the existing electrical supply.
- 2.7. It may be requested to register service servitudes where existing and or new infrastructure will or have been installed.

2.8. A service level agreement between the municipality and the owner or developer of above-mentioned erf must be arranged at Electro-Technical Service Department (Planning and Design division - Chief Engineering Technician) for any additional load requirement.

3. GENERAL

- 3.1. Provision must be made to relocate structures to another location. It may be requested to provide services as a temporary measure. Adequate budget must be made available for the temporary arrangement. A budgeted amount cannot be provided until such time that the location of the relocated structures is known.
- 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 Financial Services Section in cash before any service connection may be rendered.
- 3.4. A private registered electrical 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 development.
- 3.5. 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.
- 3.6. The Manager: Planning and Customer Services with reference to the services and conditions has no objection to this application.

Yours faithfully



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MANAGER: PLANNING AND CUSTOMER SERVICES

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Memo

To:	MANAGER: LAND USE PLANNING & SURVEYING (ATTENTION: C. VAN DER BANK)
From:	MANAGER: ENVIRONMENTAL MANAGEMENT
Enquiries:	CINDY WINTER
Collaborator number:	2150819
Reference number:	15/4/1(10552)P
Date:	14 OCTOBER 2024
Subject:	REZONING FROM MULTI USE HOUSING ZONE TO SUBDIVISIONAL AREA AND SUBDIVISION: ERF 10552, PAARL

Reference is made to the above-mentioned application for:

- Rezoning from multi use housing zone to subdivisional area; and
- Subdivision of erf 10552, Paarl.

The purpose of the application is to utilize the land for residential purposes as part of the UISP Housing program for the 7de Laan and Bonaqua informal settlements.

Erf 10552, Paarl contains no sensitive environmental features according to Drakenstein Environmental Management Framework (2022). It is noted that an applicability checklist was submitted to the Department of Environmental Affairs and Development Planning and it was confirmed that the proposed development would not require Environmental Authorisation.

One shortcoming of the layout, however, is the lack of trees and greenery in the area. The Environmental Management Section has the following condition for the proposed development:

- The Parks Section must be consulted prior to transfer, to ensure that innovative methods are considered for introducing greenery into the development.

Kind regards

Cindy Winter
Digitally signed
by Cindy Winter
Date: 2024.10.14
09:34:13 +02'00'

C. WINTER
MANAGER: ENVIRONMENTAL MANAGEMENT