



Enquiries: Cornelia vd Bank
Contact number: 021 807 4832
Reference: 14/5/1 (14953) W
Date: 04 November 2025

Cvd Bank/HK

CK RUMBOLL & VENNOTE / PARTNERS
PO Box 211
MALMESBURY
7299

planning1@rumboll.co.za

APPLICATION FOR TEMPORARY DEPARTURE ON ERF 14953 WELLINGTON

I refer to your Land use application (Collaborator reference 2195757).

1. **Provisional approval** be granted in terms of Section 60(1)(a) of the Bylaw on Municipal Land Use Planning, 2018, for a temporary departure on Erf 14953 Wellington in order to use the existing main dwelling, outbuildings and farm werf, for the purpose of a "Place of Instruction" as indicated on the Site Development Plan drawn by CK Rumble Ref WELL/14023/NJdK dated October 2024 (**See Annexure B**).
2. The approval mentioned above paragraph is subject to the following conditions, laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
 - 2.1 Adherence to the conditions laid down by the Drakenstein Municipality: Civil Engineering Services Division in its memorandum 15/4/1 (14953) W (14) dated 10 March 2025 (**See Annexure E**).
 - 2.2 Adherence to the conditions laid down by the Drakenstein Municipality: Electro Technical Services Division in its memorandum dated 19 January 2025 (**See Annexure F**).
 - 2.3 The "Place of Instruction" shall be limited to the existing demarcated farm werf and buildings, measuring ± 0.6 ha, in extent.

2./...

- 2.4 The capacity of the “Place of Instruction” shall be limited to eighty (80) learners. Any increase in the number of learners or amendments shall be subject to the relevant approval.
 - 2.5 The temporary departure may not exceed five (5) years.
 - 2.6 This approval applies only to the temporary departure application in question and shall not be construed as authority to depart from any other legal prescriptions or requirements. No buildings or structures may be erected, or existing structures altered, without the approval of building plans by Council.
 - 2.7 No buildings or structures may be erected, or existing structures altered, without the approval of building plans by Council.
 - 2.8 Should the applicant fail to comply with any of the above-mentioned conditions of approval, the Council reserves the right to impose further conditions in future if deemed necessary.
3. The following be regarded as the reasons for the decision:
- 3.1 A transparent and fair process was followed in processing the application in accordance with the Land Use Planning Bylaw, 2018. No objections were received during the public participation period.
 - 3.2 The property owner will continue with the existing agricultural activities on the remainder of the farm.
 - 3.3 Adequate parking can be accommodated within the existing farm werf without having an impact on the primary agricultural activities on the farm.
 - 3.4 A temporary departure may include an improvement of the land only if the improvements are temporary in nature and the land can, without further construction or demolition, revert to its previous lawful use upon expiry of the use right.

3./...

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.

The applicant shall be required to notify **(by email or per hand)** the **surrounding property owners** who were notified of the application during the initial public participation process and **objectors**, 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 (PR. PLN A/1058/1998)
MANAGER: LAND DEVELOPMENT MANAGEMENT

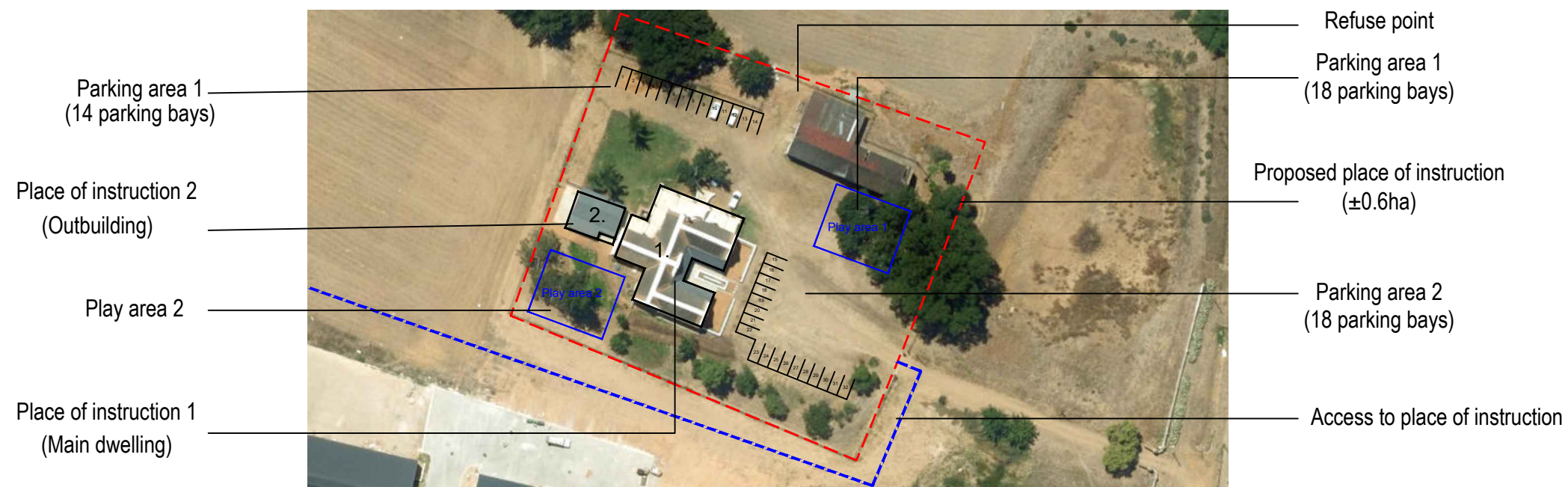
Please Address all correspondence to the City Manager, P O Box 1, Main Street, Paarl, 7622, or Customer care, e-mail, customercare@drakenstein.gov.za, Henk Strijdom, henks@drakenstein.gov.za

SITE DEVELOPMENT PLAN: ERF 14953, WELLINGTON

TEMPORARY DEPARTURE: PLACE OF INSTRUCTION



1.



Drawing by:

NJ de Kock

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



C.K. RUMBOLL & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
16 RAINIER STREET, MALMESBURY
Tel: 022 - 4821845
Fax: 022 - 4871661
Email: planning2@rumboll.co.za

DATE:
October 2024

AUTHORITY:
DRAKENSTEIN MUNICIPALITY

REF:
WELL/14023/NJdK

SCALE: NTS



Memo

To:	EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE (ATTENTION: C. VAN DER BANK)
From:	EXECUTIVE DIRECTOR: ENGINEERING SERVICES
Enquiries:	LH. SMITH
Collaborator number:	2195757
Reference number:	15/4/1 (14953) W (14)
Date:	10 March 2025
Subject:	APPLICATION FOR PROPOSED TEMPORARY DEPARTURE FOR ERF 14953 WELLINGTON

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 *Access to the development is exclusively via a registered right-of-way servitude over Erf 14966, connecting to Lady Loch Road as per plan WELL/14023/NJdK dated October 2024; 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 Any new storm water networks will be the responsibility of the developer, including all internal and bulk connectors;
- 2.2 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
- 2.3 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 $0.02\text{m}^3/\text{m}^2$ roof area.

3 WATER

- 3.1 ***A 15mm water connection is to be retained;***
- 3.2 ***Provide a 48-hour water storage to cater for fire emergency water storage volume;***
- 3.3 The metered connection 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 The developer will be responsible to connect to future municipal networks when it is provided;
- 4.2 No new septic tanks allowed, all old/existing septic tank and soakaway systems must comply with the Water Research Commissions Report TT 114/99. No conservancy tank will be allowed within 100m of the 1:50 year flood line;
- 4.3 The municipality cannot guarantee a tanker service at all times and the owner remains responsible for the servicing of the conservancy tank. Any private company used must be registered with the Municipality and must provide the owner of an invoice for services rendered. All invoices must be submitted on a monthly basis to the Waste Water Services section as proof of compliance; and

4.5 Any existing system that is to remain shall be upgraded to minimum municipal standards.

5 SOLID WASTE

5.5 The Municipality undertakes to remove household refuse in accordance with its by-laws and shall make its own arrangements with the occupants of the development 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; and

5.3 Municipal refuse trucks will not enter the development to collect wheelie bins on collection days and waste removal will be a kerb side service.

6 DEVELOPMENT CHARGES

6.5 Based on the information provided in the application, the Development Charge payable by the developer is **R1 205 190.00 (Excl VAT)**. The levy is valid until **30 June 2025** where after a new calculation is required. The value has been calculated as follows:

6.5.1 Water = R 8 982.00

6.5.2 Sewer = R3 729.00

6.5.3 Roads =R1 084 340.00

6.5.4 Stormwater = R54 805.00

6.5.5 Solid Waste = R53 335.00

7 GENERAL

7.1 ***This department supports the application for 80 learners. Any increase in the number of students will require a resubmission for review to assess the additional capacity;***

7.2 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;

7.3 The developer is responsible for the funding of all connections to the bulk services and all internal works;

7.4 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;

7.5 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;

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

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

7.6.2 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

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



LH Smith

SENIOR MANAGER: INFRASTRUCTURE MANAGEMENT

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LHS/bvr

Erf Number of Development:	14953 ;	o ;
Physical Address:	Hermon Road	o
Municipal Area:	Paarl, Mbekwini, Wellington	o
Municipal Valuation of Property:	R 1	
Owner:	DGB PRODUCTION	
Owner ID No:	o	

Land Use	Unit	Usage	Land Area developed with Land Use (m²)	CALCULATED EXISTING DEMAND						EXISTING DEVELOPMENT CHARGE PER SERVICE						
				Water (kL/ day)	Sanitation (kL/day)	Stormwater (c.ha)	Solid Waste (tonnes/wk)	Roads (trips/pk hr)	Electricity (kVA)	Water	Sanitation	Stormwater	Solid Waste	Roads	Electricity	
Agricltural small holdings	ha	23,376	233760	35.06	18,70	4,68	1.87	11.69								
														</		

[illegible]

New

R	458,888	R	221,649	R	1,478,282	R	272,063	R	1,283,300
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TOTAL	35.76	19.02	4.86	2.33	75.39
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DEVELOPMENT CHARGE PER SERVICE

EXEMPTIONS PER SERVICE (%)

VALUE APPLICABLE EXEMPTIONS

DEVELOPMENT CHARGE PER SERVICE WITH EXEMPTIONS

APPLICABLE CREDITS (%)APPLICABLE CREDITS (R)TOTAL DEVELOPMENT CHARGE PAYABLE (EXCLUDING VAT)TOTAL DEVELOPMENT CHARGE PAYABLE (INCLUDING VAT)

Agricultural small holdings	Description of Existing Farm

R	8,982	R	3,729	R	54,805	R	53,335	R	1,084,340
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R	8,982	R	3,729	R	54,805	R	53,335	R	1,084,340
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0%RoR 1,205,190R 180,779R 1,385,969

Description of	Agricultural small holdings			
	Existing Farm			

24-Jan-24

Payment Received (R):

Date Payment Received:

Receipt Number:[illegible]

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_14953
Date:	19 January 2025
Subject:	APPLICATION FOR TEMPORARY DEPARTURE, ERF 14953, WELLINGTON

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. All electrical equipment shall comply with Drakenstein Municipality standards and have twenty-four-hour access for maintenance purposes.
- 2.4. 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.
- 2.5. The developer is required to include measures to improve energy efficiency for any additional load requirement to the existing electrical supply.
- 2.6. It may be requested to register service servitudes where existing and or new infrastructure will or have been installed.
- 2.7. A service level agreement between the municipality and the owner or developer of above-mentioned erf must be arrange at Electro-Technical Service Department (Planning and Design division - Chief Engineering Technician) for any additional load requirement.

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 120.00 per kVA (V.A.T. included)**. The cost as mentioned above is valid until 30 June 2025 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 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

A handwritten signature in dark ink, consisting of a series of loops and a long horizontal stroke, positioned above a large, empty oval shape.

L LAING

MANAGER: PLANNING AND CUSTOMER SERVICES

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