



Col no: 1241173
Enquiries: C van der Bank
Tel no: (021) 807 4832
Date: 4 March 2024

JA/CB
15/4/1 (20602) P

David Hellig & Abahamse
Land Surveyors
PO Box 18
PAARL
7622

DAVID@dhaa.co.za

Sir

APPLICATION FOR SUBDIVISION, REZONING AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS: ERF 20602 PAARL

Your above-mentioned application refers.

1. **Approval has been granted** in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the following:
 - 1.1 **Subdivision of Erf 20602 Paarl** into two portions as indicated on the subdivision diagram, drawn by David Hellig & Abrahamse File No P2628/94(3),1Rev2 as **(Annexure B)**;
 - 1.1.1 Portion A measuring $\pm 1,3292$ hectares in extent being an open undeveloped field.
 - 1.1.2 Remainder of Erf 20602 measuring $\pm 9113m^2$ in extent comprising the transport related uses viz two residences, staff housing unit and workshop with a combined total GLA of $\pm 1040m^2$.
 - 1.2 **Rezoning** of the proposed Remainder of Erf 20602 Paarl, measuring $\pm 9113m^2$ from Agriculture Zone to Industrial Zone, in order to facilitate a freight transport facility.
 - 1.3 **Removal of Restrictive** Title Condition B.4.a,b and c, as contained in Title Deed T54467/1981, in order to facilitate a freight transport facility on Erf 20602 Paarl;

2./...

2. The approval mentioned in Paragraphs 1.1.1 to 1.3 above be 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 Department of Transport and Public Works as in its memorandum TPW/CFS/RP/LUD/REZ/SUB-10/227/ (Job 25317) dated 18 February 2022, **(Annexure D)**;
 - 2.2 Adherence to the conditions laid down by the Cape Winelands District Municipality, as in its memorandum dated 21 September 2017, **(Annexure F)**;
 - 2.3 Adherence to the conditions laid down by the Drakenstein Municipality: Civil Engineering Services Division, in its memorandum 15/4/1 (20602) P(32) dated 23 January 2024, **(Annexure G)**;
 - 2.4 Adherence to the conditions laid down by the Drakenstein Municipality: Electro-Technical Engineering Services Division, in its memorandum dated 6 July 2018, **(Annexure H)**;
 - 2.5 Adherence to the conditions laid down by Land Development Management:
 - 2.5.1 The existing dwelling houses is considered to be lawful non-conforming land uses in terms of the transitional arrangements contained in section 7(3) of the Drakenstein Zoning Scheme Bylaw, 2018.
 - 2.5.2 Access to and egress out of the property by trucks larger than SU shall not exceed ten (10) per day. Any amendment to this condition shall be subject to approval in terms of the Land Use Planning Bylaw, 2018.
 - 2.5.3 The owner shall register a 10m wide right of way servitude over Portion A of Erf 20602 Paarl in favour of the Remainder of Erf 20602 Paarl as indicated on the Subdivision Diagram **(Annexure B)**;
 - 2.5.4 No buildings or structures may be erected, or existing structures altered, without the approval of building plans by Council; and
 - 2.6 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;
 - 2.7 The applicant shall be responsible for the placement and cost of the publication, in the Provincial Gazette, of the final notice regarding the removal of restrictive title deed conditions, which should be attended to prior to the submission of building plans for approval;

- 2.8 The applicant shall be responsible for the submission of the original title deed at the Cape Town Deeds Office for the necessary endorsement by the Registrar of Deeds, together with a copy of the final removal notice as published in the Provincial Gazette. A copy of the endorsed title deed must be supplied to the municipality for record keeping purposes;
- 2.9 The following be regarded as the reasons for the decision:
- 2.9.1 The proposed freight transport facility is considered compatible with the development trend in the industrial area;
 - 2.9.2 The proposal at hand is not expected to be out of scale, nor character within the surrounding built and natural environment;
 - 2.9.3 The applicant has committed to comply with the conditions as laid down by the Department of Transport and the Drakenstein Civil Engineering Division;
 - 2.9.4 The property is located within the delineated urban edge, reducing sprawl as well as guiding and controlling developments within the prescribed urban area;
 - 2.9.5 The application is not expected to have a significant negative impact on the health, safety and wellbeing of the surrounding built and natural environment;
 - 2.9.6 The property is located within the Ben Bernhard industrial area, which encourages industrial and mixed land use economic opportunities;
 - 2.9.7 Existing infrastructure would be utilized on the property;
 - 2.9.8 All relevant internal departments consented to the proposal; and
 - 2.9.9 The proposal is in line with the Drakenstein Spatial Development Framework (SDF).

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 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).

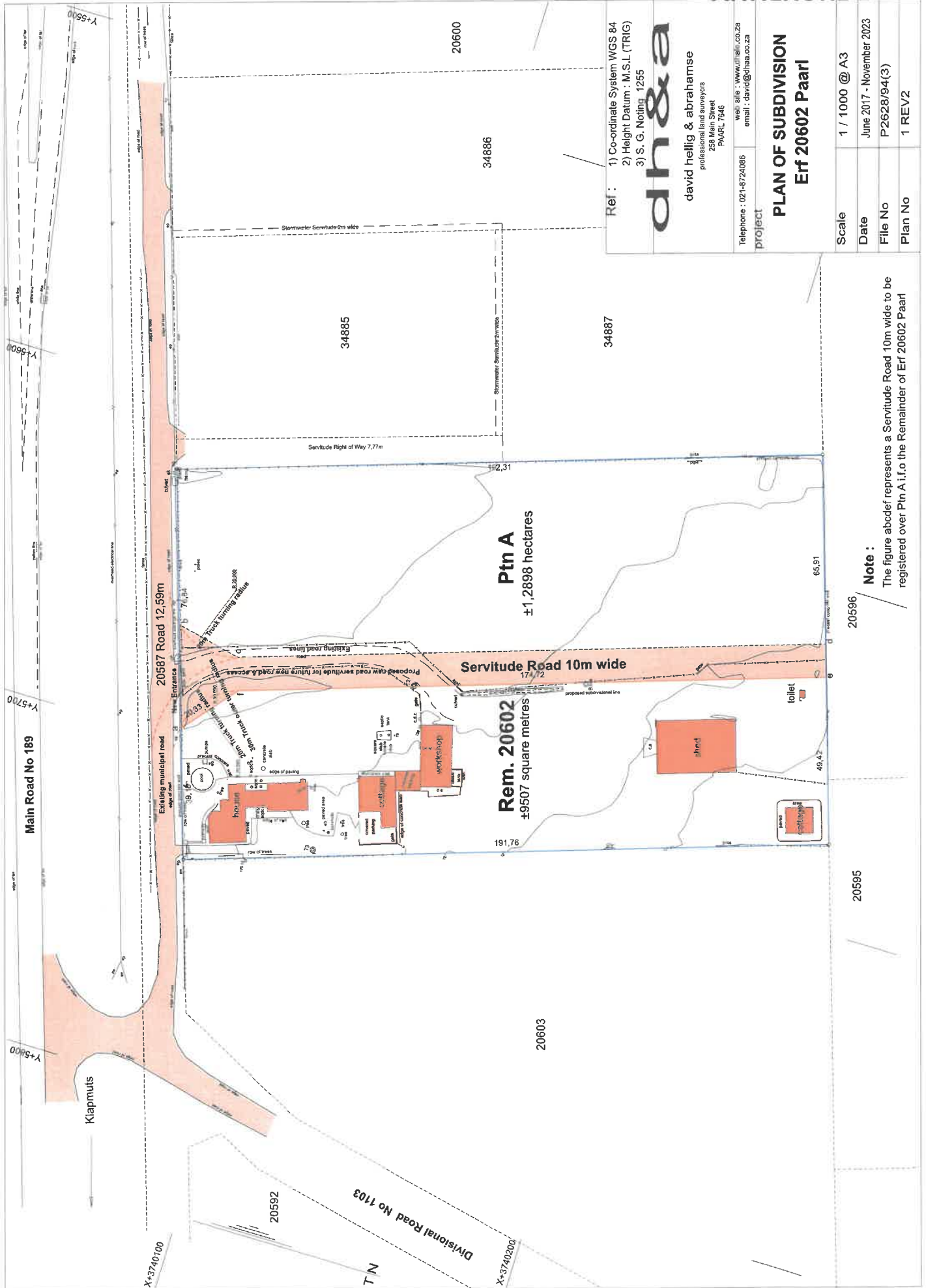
Your attention is drawn to the fact that all correspondence must be directed to the City Manager and also sent via our official email address.

Yours faithfully



H. G. STRIJDOM (PR. PLN A/1058/1998)
MANAGER: LAND DEVELOPMENT MANAGEMENT

ANNEXURE B



Ref: 1) Co-ordinate System WGS 84
 2) Height Datum: M.S.L. (TRIG)
 3) S. G. Noting: 1255



david heilig & abrahamse
 professional land surveyors
 254 Main Street
 PAARL 7546

Telephone: 021-8724086
 web site: www.dh&a.co.za
 email: david@dh&a.co.za

PLAN OF SUBDIVISION Erf 20602 Paarl

Scale	1 / 1000 @ A3
Date	June 2017 - November 2023
File No	P2628/94(3)
Plan No	1 REV2

Note:
 The figure abcdef represents a Servitude Road 10m wide to be registered over Ptn A i.f.o the Remainder of Erf 20602 Paarl



Ref: TPW/CFS/RP/LUD/REZ/SUB-10/227/ (Job 25317)

The Municipal Manager
Drakenstein Municipality
PO Box 1
PAARL
7620

Attention: Ms C van der Bank

Dear Madam

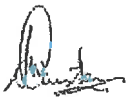
ERF 20602 PAARL: APPLICATION FOR REZONING, SUBDIVISION, TEMPORARY DEPARTURE AND REMOVAL OF RESTRICTIVE TITLE CONDITIONS

1. The following refer:
 - 1.1 Your letter ref. 15/4/1 (20602)P dated 7 September 2017 and the attached land use application;
 - 1.2 This Branch's letter of comment to Drakenstein Municipality reference 16/9/6/1-10/227 (Job 25317) dated 26 October 2017;
 - 1.3 E-mail correspondence between Harry Thompson of this Branch and Mr David Hellig of David Hellig & Abrahamse between 13 May 2020 and 9 March 2021;
 - 1.4 Online meeting on 12 April 2021 attended by Mr D Hellig, Mr C Lotz of Drakenstein Municipality and Messrs S Carstens and H Thompson of this Branch;
 - 1.5 This Branch's letter 16/9/6/1-10/227 (Job 25317) dated 19 April 2021 to Mr D Hellig;
 - 1.6 E-mail from Mr D Hellig ref. P2628/94(3)A1 dated 15 December 2021, with attached Traffic Impact Statement (TIS) by ITS Global, Traffic Engineers, dated 24 August 2020, prepared in response to this Branch's concerns.
2. The application referenced in paragraph 1.1 above is for the following:
 - 2.1 Subdivision of Erf 20602 into Portion A (the eastern side of the subject property, 1.3292ha in extent) and Remainder Erf 20602 (9113m²);
 - 2.2 Rezoning of both Portion A and Remainder Erf 20602 Paarl from Agricultural Zone 1 to Industrial Zone 1;

- 2.3 Temporary departure of the development control measures for Industrial Zone 1 to allow existing transport related uses and three dwelling units on the Remainder of Erf 20602 Paarl and
- 2.4 Removal of restrictive title conditions in order to subdivide Erf 20602, use it for purposes other than a residential dwelling and develop structures closer than 6.3m from the street boundary, 3.15m from the rear boundary and 1.75m from the side boundary of the property.
3. The TIS appears to address only the traffic generated by Remainder of Erf 20602 and indicates that not more than 10 truck movements per day will enter or leave the subject property, which means that there will be very limited impact by trucks on general traffic on Main Road 189, (the R101 Old Paarl Road), and Divisional Road 1103 (Simonsvlei Road), or on the intersection of these two roads from Remainder Erf 20602, Paarl.
4. Truck turning templates indicate that interlinks can turn left from the existing carriageway of MR 189 westbound into DR 1103 and left into the municipal service road without needing to cross into the path of opposing traffic on MR 189 or DR 1103, but it does appear that as such vehicles enter the gravel municipal service road, they require the full width of the road until it widens further to the east. It is recommended that the Municipality consider the possible need for upgrades to the service road when reviewing this application.
5. When MR 189 is dualled past the DR 1103 intersection, or when a signalised intersection or roundabout is installed at the DR1103/MR189 intersection to serve the Pontac Parc development on Farm 787/10 to the north or an upgraded Simonsvlei Road or both, the U-turn movements described above will become problematic and it is likely to be necessary to relocate the intersection of the service road with DR 1103 (Simonsvlei Road) further to the south to avoid conflicts at the two closely spaced intersections. The potential timing of such upgrades is not known and may be several years away.
6. The rezoning and temporary departures in respect of Remainder Erf 20602 appear mainly to address the existing operations on the site and therefore should not result in major changes in traffic and esp. truck movements from MR189 (Old Paarl Road) into and out of the service road. However, if Portion A of Erf 20602 is rezoned to Industrial Zone 1, this may well lead to industrial developments with the potential to generate significant numbers of vehicle movements, including large trucks to and from Portion A. This could lead to conflicts and congestion with other trucks at the service road/DR 1103 intersection and/or the DR1103/MR189 intersection. Until such time as a clear plan is in place for the necessary intersection upgrades, including funding and an implementation plan, this Branch cannot support the proposed rezoning of Portion A to Industrial Zone 1.
7. This Branch has not budgeted for any improvements to DR1103 (Simonsvlei Road) or MR 189 (Old Paarl Road).
8. This Branch withdraws the objection to this land use application as contained in paragraph 5 of our 26 October 2017 letter.
9. This Branch offers no objection to:

- 9.1 The proposed subdivision of Erf 20602 Paarl into Portion A and Remainder as described above;
- 9.2 The temporary departure in respect of Remainder Erf 20602 as outlined in the land use application;
- 9.3 The rezoning of Remainder Erf 20602 from Agricultural Zone 1 to Industrial Zone 1 and
- 9.4 The removal of restrictive title deed conditions in respect of Erf 20602, Paarl as described above and in the application documents, subject to the following conditions:
- 9.5 In + out movements to/from the property by trucks larger than SU shall not exceed ten (10) per day;
- 9.6 The installation of a concrete edge beam spanning the width of the swept path of interlinks turning onto or off Main Road 189, (the R101 Old Paarl Road);
- 9.7 The submission of a traffic management plan for the works required in paragraph 9.6 above to the District Roads Engineer, Paarl (Mr Elroy Smith 021 863 2020) for approval;
- 9.8 The Applicant's Consultant or Contractor shall give the District Roads Engineer two weeks notice of intention to commence the Works.
10. This Branch objects to the proposed rezoning of Portion A of Farm 20602 as described above.
11. In terms of Act 21 of 1940, this Branch approves the removal of restrictive title deed conditions in respect of Erf 20602, and the subdivision of the subject property.

Yours Sincerely



SW CARSTENS

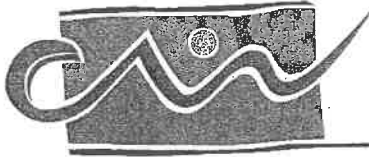
For DEPUTY DIRECTOR-GENERAL: ROADS

DATE: 18 February 2022

ENDORSEMENTS

1. Drakenstein Municipality
Attention: Ms C van der Bank (e-mail: Cornelia.vanderBank@drakenstein.gov.za);
Mr C Lotz (e-mail: Carel.Lotz@drakenstein.gov.za)
2. David Hellig & Abrahamse
Attention: Mr D Hellig (e-mail: David@dhaa.co.za)
3. ITS Global
Attention: Mr P Arangie (e-mail: PieterA@itsglobal.co.za)
4. District Roads Engineer
Paarl
5. Mr E Smith (e-mail)
6. Mr F Fakier (e-mail)
7. Mr B du Preez (e-mail)
8. Ms S du Preez (e-mail)
9. Mr H Thompson (e-mail)
10. Mr SW Carstens (e-mail)





CAPE WINELANDS DISTRICT

MUNICIPALITY • MUNISIPALITEIT • UMASIPALA

NAVRAE/ENQUIRIES/IMBUZO:
TELEFOON/TELEPHONE/UMNXEBA:
FAKS/FAX/IFEKSI:
E-POS/E-MAIL/E-MAIL:
U VERW/YOUR REF/IREF YAKHO:
ONS VERW/OUR REF/REF YETHU:

MR.H. KEYSER
021-8703207
021-8721277
hendrik@capewineland.gov.za
20602

Alexanderstraat 46 Alexander Street
☒ 100
STELLENBOSCH
7599

21 September 2017

The Municipal Manager
Drakenstein Municipality
P O Box 1
Main Road
Paarl
7622



ATTENTION: Van der Bank

Sir/Madam

**APPLICATION FOR CONSENT USE AND REZONING/SUBDIVISION: ERF 20602
PAARL.**

Your letter dated 07 September 2017 in the above regard refers.

From an environmental health perspective this application may be recommended for approval; provided that the following conditions are complied with:

1. Environmental pollution
 - 1.1 No pollution such as water, air dust or noise pollution may occur on any part of the premises during construction phase of the development. Proper preventative measures must be put in place beforehand
2. Sewerage/Sanitary facilities and waste water
 - 2.1 Sewage disposal on the premises must at all time take place in a nuisance-free manner and shall be the owner's responsibility
 - 2.2 An industry generating oil or similar products as waste must be provided with an adequate drainage system and sand pit.

3. Potable water/Storm water

- 3.1 The quality of the potable water on the premises must at all times comply with the minimum bacteriological and chemical standards for potable water, as determined by SANS code 241

4. Solid waste disposal

- 4.1 Refuse collection and storage must be done in a way that will not cause a health nuisance

5. Food handling

- 5.1 All areas where food is handled must comply with the minimum requirements for food handling premises as determined in Regulation R962 (General Hygiene Requirements for Food Premises Regulations) in terms of the Foodstuffs, Cosmetics and Disinfectants Act, Act 54 of 1972.

- 5.2 Said food handling areas may in no circumstances be operated without application being made to the Environmental Health Department of the Cape Winelands District Municipality for a Compliance Certificate. This certificate will only issued after inspection and if the premises meet the requirements of Regulation R962.

6. General conditions

- 6.1 No offensive products that may arise from the proposed industry may be manufactured on the premises. Storage of manure, compost and fertiliser, whether organic or non-organic, on the premises must be done in such a way that it does not result in a public nuisance

- 6.2 The operation of any industry may not result in a "disturbance" or a "noise nuisance" as defined in the Noise Control Regulations PN 627/1998, in terms of the Environment Conservation Act (Act 73 of 1989), as well as the provisions of SABS Code 0103 – 1994.

- 6.3 The requirements for smoking in public places as contained in Regulation 975 – Notice Relating to Smoking of Tobacco Products in Public Places, issued in terms of the Tobacco Products Control Act, 1993 (Act 83 of 1993) as amended, must be complied with at all times.

- 6.4 Because the planned development is situated adjacent to an agricultural use zone area, the premises of the planned development will be exposed to normal agricultural activities and effects. Occupants may be inconvenienced by the agricultural activities.

- 6.5 This Department reserves the right to set further requirements during the running of the business.

Please contact me if you have any further questions or comments in this regard.

Yours faithfully



for MUNICIPAL MANAGER



Memo

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

From: ACTING MANAGER: INFRASTRUCTURE DEVELOPMENT

Enquiries: LH. SMITH

Collaborator number: N/A

Reference number: 15/4/1 (20602) P (32)

Date: 23 January 2024

Subject: APPLICATION FOR PROPOSED SUBDIVISION, REZONING, TEMPORARY DEPARTURE AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, ERF 20602, 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 *All conditions as per Provincial Roads Engineer to be adhered to as per letter referenced TPW/CFS/RP/LUD/REZ/SUB-10/227/ (Job 25317) dated 18 February 2022;*
- 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; and

- 1.4 ***The developer will be responsible for a Pro Rata contribution for the upgrading of the municipal service road.***

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 All individual portions must be provided with a separate water connection and a separate water meter to municipal specifications;
- 3.2 All the metered connections must be installed one meter inside the erf boundary of each portion;
- 3.3 Water saving devices shall be installed in toilets, bathrooms and basins; and
- 3.4 Any existing system that is to remain shall be upgraded to minimum municipal standards.

4 WASTEWATER SERVICES

- 4.1 The developer shall connect to the Municipal sewer system when it becomes available in the future;
- 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;

4.4 All the connections must be installed one meter inside the erf boundary of each portion; 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 of erven 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 Such collection shall be from individual erven for the development.

6 DEVELOPMENT CHARGES

6.1 Based on the information provided in the application, the Development Charge payable by the developer is **R 207 251 (Excl VAT)**. The levy is valid until **30 June 2024** where after a new calculation is required. The value has been calculated as follows:

6.1.1 Water = R -2 454.00

6.1.2 Sewer = R -1 659.00

6.1.3 Roads = R 100 661.00

6.1.4 Stormwater = R 105 301.00

6.1.5 Solid Waste = R 5 403.00

6.2 Note that the Development Charge calculated will only be applicable to the approved SDP provided in the application. If the developer wishes to increase the Gross Leasable Area of the development in future, resulting in an additional impact on engineering services, this department will investigate whether the developer is liable for the payment of Development Charges within the given legislative and policy frameworks.

7 GENERAL

7.1 ***Depending on the scale of expansion in future, additional Civil Engineering Specialist Reports may be requested by this department when the developer wishes to increase the GLA;***

- 7.2 ***When at any stage in future the municipality is required to take over ownership and maintenance of civil infrastructure, it will be the responsibility of the property owners to ensure all water and waste water connections adhere to municipal standards and by-laws;***
- 7.3 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;
- 7.4 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 7.5 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;
- 7.6 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.7 The above conditions are to be complied with in stages.
- 7.7.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 7.7.2 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
- 7.7.3 Proof of compliance for the requirements associated with long term operations must be available on request.



LH SMITH

ACTING MANAGER: INFRASTRUCTURE DEVELOPMENT

I:\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2024\comments\Erf 20602, Paarl - Proposed Subdivision & Rezoning.docx

LHS/sw

New

R 37,024 R 18,159 R 234,745 R 25,293 R 149,730

TOTAL

DEVELOPMENT CHARGE PER SERVICE

Provide reasons for applying exemptions. EXEMPTIONS PER SERVICE (%)

VALUE APPLICABLE EXEMPTIONS

DEVELOPMENT CHARGE PER SERVICE WITH EXEMPTIONS

APPLICABLE CREDITS (%)

APPLICABLE CREDITS (R)

TOTAL DEVELOPMENT CHARGE PAYABLE (EXCLUDING VAT)

VAT (LUM)

TOTAL DEVELOPMENT CHARGE PAYABLE (INCLUDING VAT)

R -2,454 R -1,659 R 105,301 R 5,403 R 100,661

R R R R R R

R -2,454 R -1,659 R 105,301 R 5,403 R 100,661

0%

R 0

R 207,251

R 31,088

R 238,338

Agricultural small holdings

Description of Agricultural

Shafeeq Whiting

Application Processed by

Signature:



Memo

To: Manager: Land Use Planning & Survey
For attention: C van der Bank

From: Acting Manager: Planning, Design & Construction

Enquiries: L Laing

Reference number: 20602

Date: 6 July 2018

Subject: APPLICATION IN TERMS OF THE DRAKENSTEIN MUNICIPAL LAND USE PLANNING BY-LAW, 2015: APPLICATION FOR REZONING AND SUBDIVISION: ERF 20602, 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 Non

2. THE FOLLOWING CONDITIONS WILL APPLY

- 2.1 Only one service cable connection per erf is allowed.
- 2.2 A service level agreement between the municipality and the owner of the subdivided erf have to be arrange at Electro-Technical department (Planning and Design division - Chief Engineering Technician).
- 2.3 No trees or any type of structures may be erected under or near any new or existing electrical infrastructure.
- 2.4 In the case where existing services crosses the adjacent proposed subdivided erf, it will have to be removed at the cost of the owner.

3. GENERAL

- 3.1 NRS069 Network recovery cost will apply and will be calculated according to the approve tariffs.
- 3.2 In a case where the after diversity maximum demand is reduced due to energy saving measures or upgraded, the principal of the approved tariffs as mentioned above "R 6 027.20 per KVA x KVA needed" shall be used to calculate such request.

- 3.3 The cost as mentioned above is valid until 30 June 2019 and will escalate thereafter for each upcoming financial year which is between 1 July and 30 June.
- 3.4 The owner will be responsible to carry all cost of the electrical installation.
- 3.5 All upgrade and service costs must be paid at the finance section in cash before any service connection may be rendered.
- 3.6 A private registered installation electrician shall be used to do all installations and alterations after the council meter or point of supply according to SANS 10142.
- 3.7 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.
- 3.8 The Manager: Planning, Design and Construction with reference to the services and conditions has no objection to this application.

Yours faithfully



L. LAING

Acting MANAGER: PLANNING, DESIGN & CONSTRUCTION

H:\BEPLAN_3\Sub_Divisions_Rezoning\2018\20602