



**Notes:**

**1) Subdivision**  
Application in terms of Section 15(2)(d) of the Drakenstein Municipal Land Use Planning By-Law, 2018 for the subdivision of Erf 2865 Mbekweni into 2 portions viz Pin A measuring ± 50 square metres and Rem 2865 measuring ± 830 square metres in extent

**2) Public Place Closures**  
Application in terms of Section 15(2)(m) of the Drakenstein Municipal Land Use Planning By-Law, 2018 for the closure of Pin A being Public Place

**3) Rezoning**  
Application in terms of Section 15(2)(e) of the Drakenstein Municipal Land Use Planning By-Law, 2018 for the rezoning of Pin A from Open Space Zone to Conventional Housing Zone

**4) Consolidation**  
Application in terms of Section 15(2)(e) of the Drakenstein Municipal Land Use Planning By-Law, 2018 for the Consolidation of Pin A and Erf 2500 Mbekweni measuring 200 square metres in extent are to form a land unit measuring ± 250 square metres

(5a) The existing boundary walls and gates along the northern and eastern boundaries of the proposed consolidated land unit are to be relocated to coincide with the cadastral boundaries.

(b) The container in the south eastern corner of the proposed consolidated land unit is to be relocated to remove the encroachment onto adjoining Public Place Erf 2865 Mbekweni.

**References:**

1) Co-ordinate System WGS 84/19°  
2) S. G. Noring M2906



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**project**

**PLAN OF SUBDIVISION, CLOSURE,  
REZONING AND CONSOLIDATION**

**Erven 2865 and 2500 Mbekweni**

Scale	1 / 250 @ A3
Date	Oct. 2024 - Feb. 2025
File No	P3688/22(24)
Plan No	2 Rev1



# Memo

**To:** EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE  
(ATTENTION: E. CYSTER)

**From:** EXECUTIVE DIRECTOR: ENGINEERING SERVICES

**Enquiries:** LH. SMITH

**Collaborator number:** 2208978

**Reference number:** 15/4/1 (2665) P (0345)

**Date:** 06 March 2025

**Subject:** PROPOSED SUBDIVISION, CLOSURE, REZONING AND CONSOLIDATION OF A PORTION OF ERF 2665, MBEKWENI.

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; and
- 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.

## 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 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.

## 3 WATER

- 3.1 The existing water metered connection shall remain; and
- 3.2 Any existing system that is to remain shall be upgraded to minimum municipal standards.

## 4 WASTEWATER SERVICES

- 4.1 The existing wastewater connection shall remain; and
- 4.2 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 be rendered as a kerb side service; and
- 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.

## 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 existing boundary walls and gates along the northern and eastern boundaries of the proposed consolidated land unit are to be relocated to coincide with the cadastral boundaries of the Erven;*
- 7.2 *The container in the southern eastern corner of the proposed consolidated land is to be relocated to remove the encroachment onto adjoining Public Place Erf 2665 Mbekweni;*
- 7.3 The developer is responsible for the funding of all connections to the bulk services and all internal works;

- 7.4 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards; and
- 7.5 The above conditions are to be complied with in stages.
- 7.5.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction; and
- 7.5.2 Proof of compliance for the requirements associated with long term operations must be available on request.

GCM   
LH Smith

**SENIOR MANAGER: INFRASTRUCTURE MANAGEMENT**

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LHS/bm

# Memo

<b>To:</b>	Senior Manager: Land Development Management For attention: H Strijdom/C van der Bank/E Cyster
<b>From:</b>	Manager: Planning and Customer Services
<b>Enquiries:</b>	L Laing
<b>Reference number:</b>	8/2/5_2500_2665
<b>Date:</b>	15 January 2025
<b>Subject:</b>	<b>PROPOSED SUBDIVISION, CLOSURE, ZEZONING AND CONSOLIDATION OF A PORTION OF ERF 2665, MBEKWENI</b>

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. All wireways within each proposed subdivided property will be wired in such a way that there are no cross feeds over the erven (refer to 2.1).
- 2.3. No trees or any type of structures may be erected under or near any new or existing electrical infrastructure.
- 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).

### 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 687.00 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 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



**L LAING**

**MANAGER: PLANNING AND CUSTOMER SERVICES**

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