



Enquiries: J Daniels
Contact number: 021-8074581
Reference: 15/4/1(977) W
Date: 24 July 2025

JD/JA

Messrs David Hellig and Abrahamse
Professional Land Surveyors
PO Box 18
PAARL
7622

DAVID@dhaa.co.za

Sir

APPLICATION FOR CONSOLIDATION, CONSENT USE, DEPARTURES AND PERMISSION: ERVEN 977 AND 978 WELLINGTON

Your above-mentioned application (Collaborator Reference 2235689) refers.

1. **Provisional 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 **Consolidation** of Erf 977 ($\pm 92\text{m}^2$) and 978 ($\pm 1315\text{m}^2$) Wellington, in order to create one cadastral land unit measuring $\pm 1407\text{m}^2$ in extent, as indicated on Plan of Consolidation drawn by David Hellig & Abrahamse Professional Land Surveyors, File No P3718/23, Plan No 2, dated October 2024 (**Annexure C**);
 - 1.2 **Consent use** to extend the existing medical facility on the consolidated land unit of Erven 977 and 978 Wellington, in order to create additional medical consultation offices, as indicated on the attached Site Development Plan drawn by Hendrik-Jan Smit Architects, Plan No M0.01 REV B, dated 24-01-2025 (**Annexure B**);
 - 1.3 **Departure** from the development parameters applicable to the Multi-Unit Housing Zone, for the relaxation of the southwestern and southeastern building lines from 5.0 to 1.3m and 1.0 respectively, in order to accommodate the medical facility extension on the consolidated land unit of Erven 977 and 978 Wellington, as indicated on the attached Site Development Plan drawn by Hendrik-Jan Smit Architects, Plan No M0.01 REV B, dated 24-01-2025 (**Annexure B**);

- 1.4 Permission to develop within the Special Character Protected Area Overlay Zone of Wellington, is accepted and supported;
2. Approvals mentioned in Paragraphs 1.1 to 1.4 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 Drakenstein Municipality: Civil Engineering Services Division laid down in its memorandum 15/4/1 (977 & 978) W (0506) dated 26 May 2025 (**Annexure E**);
 - 2.2 Adherence to the conditions laid down by the Drakenstein Municipality: Electrical Engineering Services Division laid down in its memorandum 8/2/5_977_978 dated 19 May 2025 (**Annexure F**);
3. The following conditions from a town planning perspective be applicable:
 - 3.1 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;
 - 3.2 Any further amendments to the application be subject to the relevant approval;
 - 3.3 No new structures are to be erected or existing buildings altered/converted without prior approval of building plans by Council;
 - 3.4 The development proposal take place largely in accordance with the site development plan (**Annexure B**);
 - 3.5 A copy of the approved Surveyor-General diagram be submitted to Council for record keeping purposes;
 - 3.6 That an application for the installation of any photo-voltaic (PV) system be submitted to the Manager: Electro-Technical Engineering Services Division (Planning and Customer Services Section), prior to building plan submission stage;
 - 3.7 The applicant institute water conservation measures such as rainwater harvesting, grey water recycling and similar technical advancements such as low flow shower heads, dual flush toilets and water-wise gardens;

- 3.8 Should the applicant fail to comply with the any of the above-mentioned conditions, Council reserves the right to impose further conditions in future if deemed necessary or even revoke the approval;
4. The following be regarded as the reasons for the decision:
- 4.1 The proposal is merely for the consolidation of two properties into one cadastral land unit, in order to facilitate the medical facility extension;
 - 4.2 The proposal is not expected to detract from the character of the existing area, nor be out of scale due to no change in the existing land use activity;
 - 4.3 The application is not expected to have a significant negative impact on the health, safety and wellbeing of the immediate and surrounding community;
 - 4.4 No objections were received during the public participation and stakeholder engagement process;
 - 4.5 Sufficient parking will be provided;
 - 4.6 The property is located within the delineated urban edge, reducing urban sprawl and as the existing main structure will not be altered, permission to develop within the Special Character Protected Area Overlay Zone is supported;
 - 4.7 All relevant internal departments consented to the application; and
 - 4.8 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.

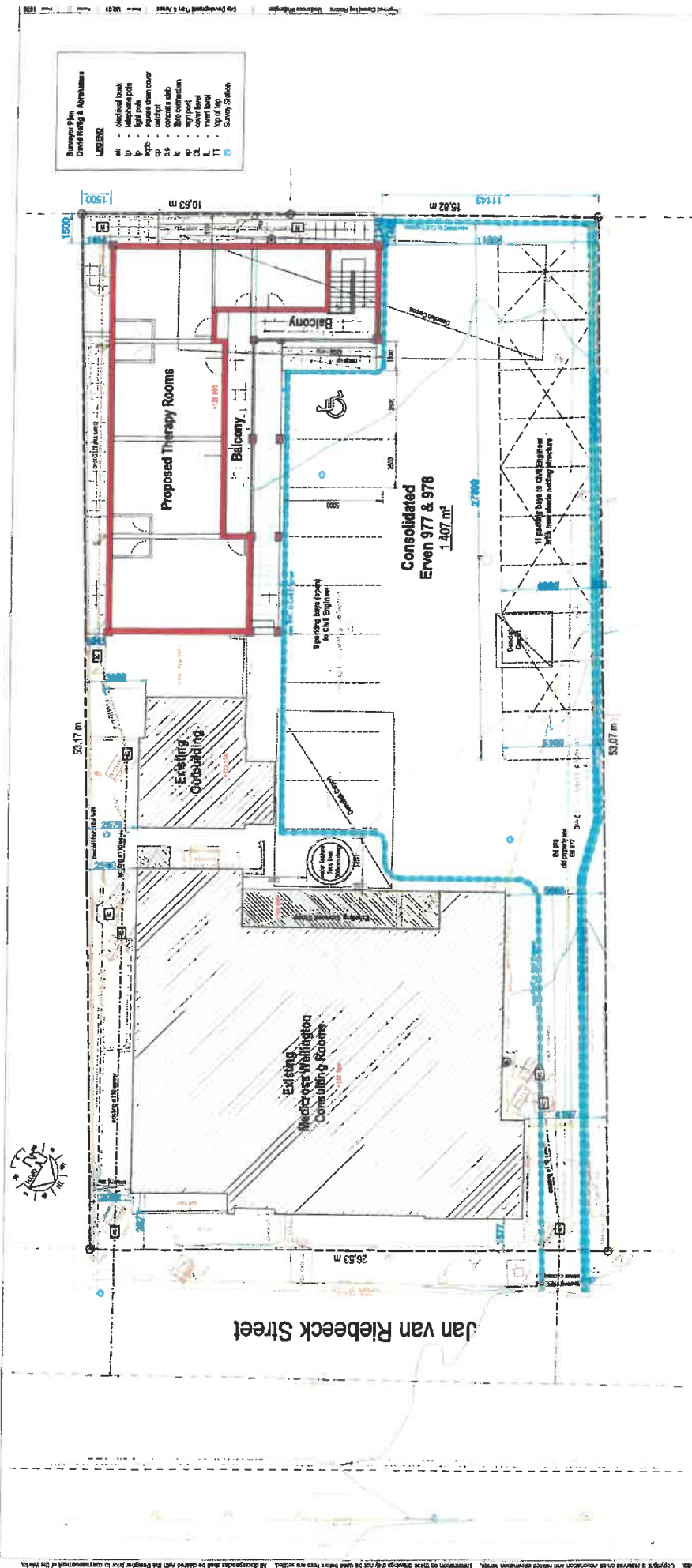
This **provisional approval** is therefore suspended until further notice. Please also notify (**email or per hand**) the **surrounding property owners** who were notified of the application during the initial public participation process and **the objectors** (if any), of their right of appeal – proof 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.

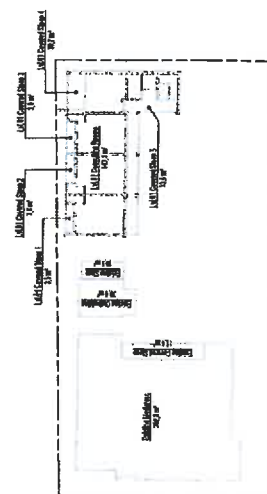
Yours faithfully



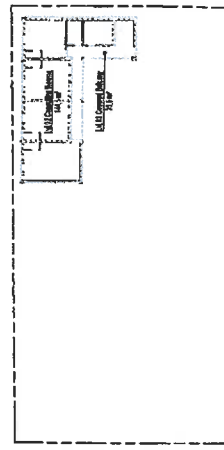
H. STRIJDOM (PR. PLN A/1058/1998)
MANAGER: LAND DEVELOPMENT MANAGEMENT



Site Development Plan
Scale 1:100



Area Plan Level 01
Scale 1:300



Area Plan Level 02
Scale 1:300

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No.	Class	Class Size	Teacher	Term
14.1	2nd	20	Mr. J. H. Smith	2nd Term
14.2	3rd	20	Mr. J. H. Smith	2nd Term
14.3	4th	20	Mr. J. H. Smith	2nd Term
14.4	5th	20	Mr. J. H. Smith	2nd Term
14.5	6th	20	Mr. J. H. Smith	2nd Term
14.6	7th	20	Mr. J. H. Smith	2nd Term
14.7	8th	20	Mr. J. H. Smith	2nd Term
14.8	9th	20	Mr. J. H. Smith	2nd Term
14.9	10th	20	Mr. J. H. Smith	2nd Term
14.10	11th	20	Mr. J. H. Smith	2nd Term
14.11	12th	20	Mr. J. H. Smith	2nd Term
14.12	13th	20	Mr. J. H. Smith	2nd Term
14.13	14th	20	Mr. J. H. Smith	2nd Term
14.14	15th	20	Mr. J. H. Smith	2nd Term
14.15	16th	20	Mr. J. H. Smith	2nd Term
14.16	17th	20	Mr. J. H. Smith	2nd Term
14.17	18th	20	Mr. J. H. Smith	2nd Term
14.18	19th	20	Mr. J. H. Smith	2nd Term
14.19	20th	20	Mr. J. H. Smith	2nd Term
14.20	21st	20	Mr. J. H. Smith	2nd Term
14.21	22nd	20	Mr. J. H. Smith	2nd Term
14.22	23rd	20	Mr. J. H. Smith	2nd Term
14.23	24th	20	Mr. J. H. Smith	2nd Term
14.24	25th	20	Mr. J. H. Smith	2nd Term
14.25	26th	20	Mr. J. H. Smith	2nd Term
14.26	27th	20	Mr. J. H. Smith	2nd Term
14.27	28th	20	Mr. J. H. Smith	2nd Term
14.28	29th	20	Mr. J. H. Smith	2nd Term
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14.30	31st	20	Mr. J. H. Smith	2nd Term
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14.39	40th	20	Mr. J. H. Smith	2nd Term
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14.42	43rd	20	Mr. J. H. Smith	2nd Term
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14.69	70th	20	Mr. J. H. Smith	2nd Term
14.70	71st	20	Mr. J. H. Smith	2nd Term
14.71	72nd	20	Mr. J. H. Smith	2nd Term
14.				

Year	Population	Estimated Year	Estimated Year	Estimated Year	
1980	1,000,000	1985	1,200,000	1990	1,400,000
1995	1,600,000	2000	2,000,000	2005	2,400,000
2010	2,800,000	2015	3,200,000	2020	3,600,000

[illegible]

Client _____

PPO Trust (IT 63948/2006)

38 Van Riebeeck Street
Willingdon

Signature and Stamp

Coverage		
Property Area	Building Footprint	Coverage
1 407 m ²	584 m ²	40,1%

Occupancy Class: B1 - Offices

Medicross Wellington
Family Medical Centre
Proposed Consulting Rooms
Erven 977 & 978 Wellington

1070

architecture

148 genl hertszog blvd
wellington 7655

SACIP 570803
SAINT 705318
MobiX 083 384 0246

www.1070.co.nz

1070

architecture

148 genl hertszog blvd
wellington 7655

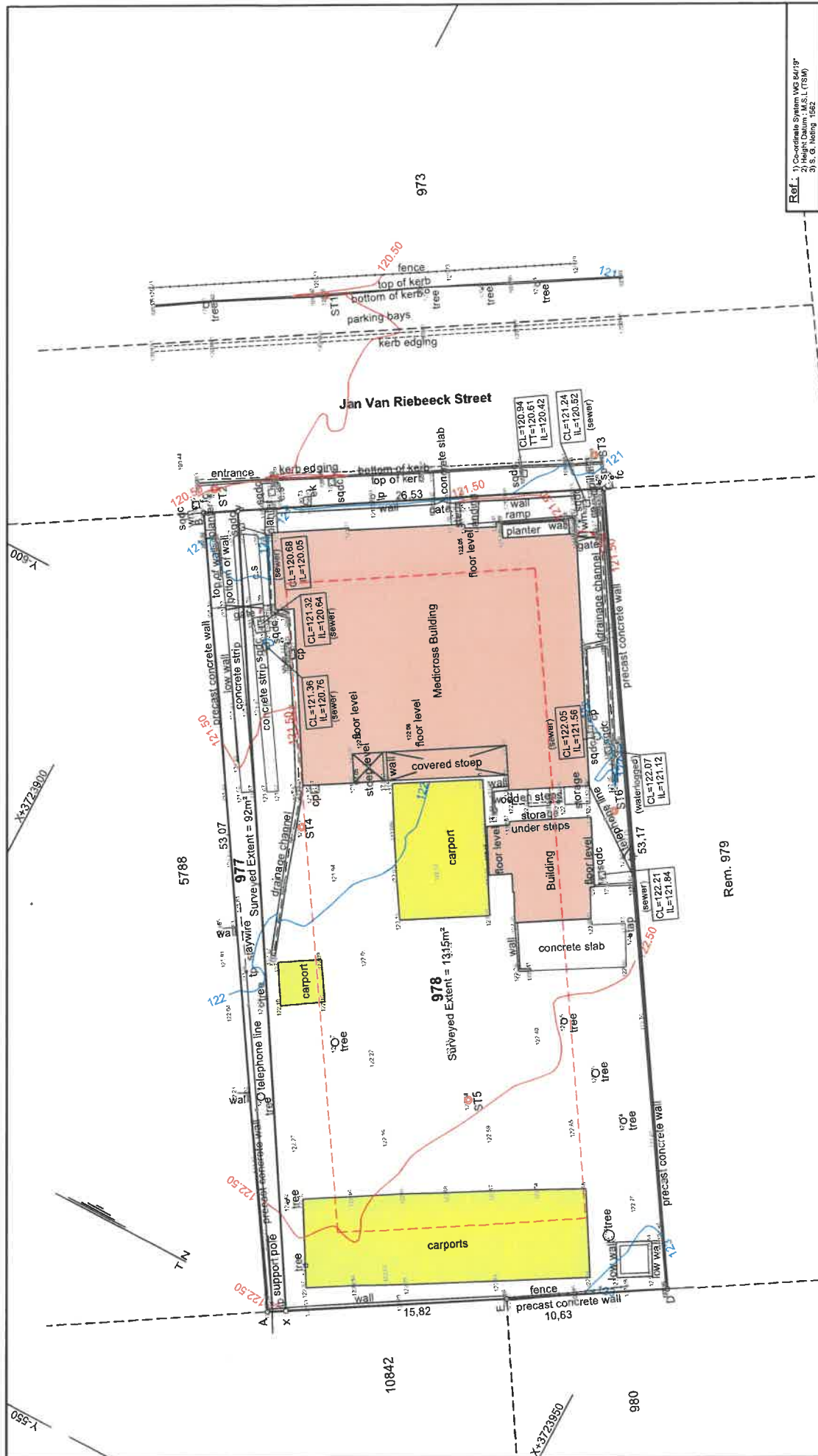
SACIP 570803
SAINT 705318
MobiX 083 384 0246

www.1070.co.nz

- Buildings to be retained
- Buildings to be demolished
- 5 metre building line

- Buildings to be retained
- Buildings to be demolished
- 5 metre building line

Notes:
Erf 977 Wellington, represented by figure A B x A, measuring 92 square metres in extent are to be consolidated with Erf 978 Wellington, represented by x y C D E x, measuring 1 315 square metres in extent to create the consolidated land unit, represented by the figure A B C D E A measuring 1 407 square metres.





Memo

To: EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE
(ATTENTION: J. DANIELS)

From: EXECUTIVE DIRECTOR: ENGINEERING SERVICES

Enquiries: LH. SMITH

Collaborator number: 2262889

Reference number: 15/4/1 (977 & 978) W (0506)

Date: 26 May 2025

Subject: APPLICATION FOR PROPOSED CONSOLIDATION, CONSENT USE AND ASSOCIATED PERMANENT LAND USE DEPARTURES: ERVEN 977 & 978, 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; 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 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 0.02m³/m² roof area.

3 WATER

- 3.1 *The existing water erf connection for the development shall remain;*
- 3.2 Water saving devices shall be installed in toilets, bathrooms and basins; and
- 3.3 Any existing system that is to remain shall be upgraded to minimum municipal standards.

4 WASTEWATER SERVICES

- 4.1 *The existing wastewater connections shall remain;*
- 4.2 The applicant shall ensure adherence to the various conditions in the Drakenstein Municipality, Water Services By-law (2014) relating to wastewater effluent discharge;
- 4.3 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 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;
- 5.3 Such collection shall be provided as a kerbside service; and
- 5.4 *The developer shall submit an Integrated Solid Waste Management Plan (Including Hazardous Waste Management) for approval by the department before the completion of the civil works.*

6 DEVELOPMENT CHARGES

6.1 Based on the information provided in the application, the Development Charge payable by the developer is **R114,781.00 (Excl VAT)**. The levy is valid until **30 June 2025** where after a new calculation is required. The value has been calculated as follows:

6.1.1 Water = R 11,194.00

6.1.2 Sewer = R 7,625.00

6.1.3 Roads = R 85,390.00

6.1.4 Stormwater = R 1,388.00

6.1.5 Solid Waste = R 9,183.00

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 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.



LH Smith

SENIOR MANAGER: INFRASTRUCTURE MANAGEMENT

I:\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2025\Comments\Erf 977 & 978 Wellington - Application for Proposed Consolidation, Consent Use and Associated Permanent Land Use Departures, Approval.docx
LHS/bm

Eff Number of Development:

Physical Address:

Municipal Area:

Municipal Valuation of Property:

Owner:

Owner ID No:

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Description of	Existing Medical Facility (On Eff 9/77) W



Date:

26-May-25

Payment Received (R):

Date Payment Received:
Receipt Number:

existing land use

Description of
proposed land use

Office	Road Reserves	11 New parking ba	#REF!	#REF!	
Existing & New Medical Fac					



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_977_978
Date:	19 May 2025
Subject:	APPLICATION FOR PROPOSED CONSOLIDATION, CONSENT USE AND ASSOCIATED PERMANENT LAND USE DEPARTURES IN RESPECT OF, ERF 977 & 978, 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 or required by the municipality to relocate any infrastructure situated in the road reserve or withing the development 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. 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 engineer and installation electrician shall be used to carry out the design, installations and alterations according to SANS 10142, Occupational Health and Safety Act (Act 85 of 1993), the regulations made thereunder 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 against this application.

Yours faithfully

A handwritten signature in dark ink, consisting of a large, loopy 'L' followed by a horizontal stroke and a small flourish.

L LAING

MANAGER: PLANNING AND CUSTOMER SERVICES

I:BEPLAN_3\Sub_Divisions_Rezoning\202425\977_978