



# Memo

<b>To:</b>	EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT <b>(ATTENTION: C. VAN DER BANK)</b>
<b>From:</b>	MANAGER: INFRASTRUCTURE MANAGEMENT
<b>Enquiries:</b>	L. PIENAAR
<b>Collaborator number:</b>	2005634
<b>Reference number:</b>	15/4/1 (1026) W (34)
<b>Date:</b>	23 January 2023
<b>Subject:</b>	<b>APPLICATION FOR SUBDIVISION: ERF 1026 WELLINGTON</b>

**Time Limit on Conditions:** These conditions will be limited to a period of 2 (two) years from the date as on the covering memo from this department. If after this period no construction has commenced (this excludes any preparatory work or site clearance) all the studies carried out for the proposed development need to be updated and revised accordingly, this shall include compliance with the latest legislation, amended legislation, latest or amended standards and revised master planning.

**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 STORMWATER**

- 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 0.02m<sup>3</sup>/m<sup>2</sup> roof area.

### **3 WATER**

- 3.1 ***A new connection is available for Portion A at actual cost;***
- 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 ***A new connection is available for Portion A at actual cost;***
- 4.2 All the connections must be installed one meter inside the erf boundary of each portion; and
- 4.3 Any existing system that is to remain shall be upgraded to minimum municipal standards.

### **5 SOLID WASTE**

- 5.1 ***Application should be made to the Solid Waste section for an additional bin for the applicant's cost;***
- 5.2 The Municipality undertakes to remove household refuse in accordance with its by-laws and shall make its own arrangements with the occupants of the erf for the removal of such household refuse; 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, Development Charges are payable by the developer.
- 6.2 Based on the information provided in the application, the Development Charge payable by the developer is **R37 818.00 (Excl VAT)**. The levy is valid until **30 June 2023** where after a new calculation is required. The value has been calculated as follows:
- 6.2.1 Water = R12 262.00
  - 6.2.2 Sewer = R7556.00
  - 6.2.3 Roads =R12 767.00
  - 6.2.4 Stormwater = R0
  - 6.2.5 Solid Waste = R5 233.00

## 7 GENERAL

- 7.1 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;
- 7.2 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 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.4 The above conditions are to be complied with in stages.
- 7.4.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 7.4.2 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
- 7.4.3 Proof of compliance for the requirements associated with long term operations must be available on request.



LP PIENAAR (Pr. Eng)

**MANAGER: INFRASTRUCTURE MANAGEMENT**

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