



Memo

To:	EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE DEPARTMENT (ATTENTION: JAIME MEYER)
From:	ACTING MANAGER: INFRASTRUCTURE DEVELOPMENT
Enquiries:	L. SMITH
Collaborator number:	2053085
Reference number:	15/4/1 (103) W (1383)
Date:	04 October 2023
Subject:	APPLICATION FOR SUBDIVISION AND PERMANENT DEPARTURE ON ERF 103 WELLINGTON

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 *A second access to municipal standards is available at actual cost;*
- 1.2 Any new roads/streets and accesses will be the responsibility of the developer, including all internal and bulk connectors; 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 *Stormwater from Portion 1 must drain to Marais Street;*
- 2.2 Any new storm water networks or changes to existing infrastructure will be the responsibility of the developer, including all internal and bulk connectors;

- 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 *The new water connection, to a maximum size of 20mm is available at actual cost for Portion 1;*
- 3.2 *The Remainder erf 103 Wellington shall use the existing water meter;*
- 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 *Portion 1 shall use the existing wastewater connection and shall be upgraded as per engineering report of PSP Consult dated 29 May 2023;*
- 4.2 *A new sewer connection is available at actual cost for the Remainder erf 103 Wellington;*
- 4.3 All the connections must be installed one meter inside the erf boundary of each portion; and
- 4.4 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 Portion 1 at 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 erven 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, the Development Charge payable by the developer is **R44 764 (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 = R7 048,00
- 6.1.2 Sewer = R6 634,00
- 6.1.3 Roads = R25 534,00
- 6.1.4 Stormwater = R0,00
- 6.1.5 Solid Waste = R5 549,00

7 GENERAL

7.1 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;

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

7.3 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;

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

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;

7.5.2 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

7.5.3 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\2023\comments\Erf 103 Wellington - Subdivision and Permanent Departure.docx

LHS/cb

New

R 21,144 R 15,479 R 10,261 R 11,097 R 51,068

TOTAL

DEVELOPMENT CHARGE PER SERVICE

R 7,048 R 6,634 R - R 5,549 R 25,534

EXEMPTIONS PER SERVICE (%)

VALUE APPLICABLE EXEMPTIONS

R - R - R - R -

DEVELOPMENT CHARGE PER SERVICE WITH EXEMPTIONS

R 7,048 R 6,634 R - R 5,549 R 25,534

APPLICABLE CREDITS (%)

APPLICABLE CREDITS (R)

0%

R 0

TOTAL DEVELOPMENT CHARGE PAYABLE (EXCLUDING VAT)

R 44,764

VAT (4.5%)

R 6,715

TOTAL DEVELOPMENT CHARGE PAYABLE (INCLUDING VAT)

R 51,479

Single Residential stand area > 500m²(Med/ High Income)

0 0 0 0 0

Crystal Brown

Application Processed by:

Signature:

Description of Erf 101, Wellington (Resider

Date: **19-Sep-23**

Payment Received (R):

Date Payment Received:

Receipt Number:

existing land use					
		Single Residential stand area < 500m ² (Med/ High Income)	Single Residential stand area < 500m ² (Med/ High Income)		
	Rem. of Erf 103, Wellington	#REF!	#REF!	Portion 1 of Erf 103	
Description of proposed land use					#REF!