

Memo

To:	EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT (ATTENTION: J PEKEUR)
From:	MANAGER: INFRASTRUCTURE MANAGEMENT
Enquiries:	L. PIENAAR
Collaborator number:	
Reference number:	15/4/1 (1191) W (0021)
Date:	09 March 2022
Subject:	APPLICATION FOR SUBDIVISION OF ERF 1191, 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 Any new roads/streets and accesses will be the responsibility of the developer, including all internal and bulk connectors;
- 1.2 ***Portion A must be provided with a new access from Bain Street at the cost of the developer; 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 STORMWATER

- 2.1 Any new stormwater 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 ***Portion A must be provided with a separate water connection to a maximum size of 20mmØ at actual cost;***

3.2 ***The internal water system shall be separated by the developer;***

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 ***The wastewater system must be separated and a new connection must be provided for portion A in Bain Street (northern east corner of the property) at the cost of the developer;***

4.2 The connection must be installed one meter inside the erf boundary; and

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 of the erf, 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;

5.3 ***An application must be made to source an additional wheelie bin for Portion A; and***

5.4 On refuse removal days, the residents will be responsible to ensure that their bins are placed on the sidewalks to be serviced.

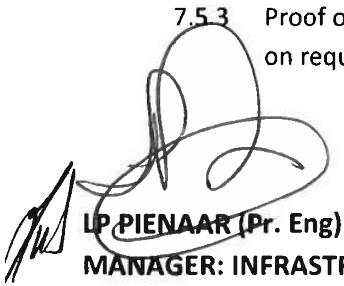
6 DEVELOPMENT CHARGES

6.1 Based on the information provided in the application, the Development Charge payable by the developer is **R43 001.00 (Excl VAT)**. The levy is valid until **30 June 2022** where after a new calculation is required. The value has been calculated as follows:

- 6.1.1 Water = R6160.00
- 6.1.2 Sewer = R5694.00
- 6.1.3 Roads = R25889.00
- 6.1.4 Stormwater = R0.00
- 6.1.5 Solid Waste = R5258.00

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; 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;
 - 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.



LP PIENAAR (Pr. Eng)
MANAGER: INFRASTRUCTURE MANAGEMENT

I:\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2022\comments\Erf 1191 Wellington - Subdivision .docx
LP/bvr

Date Payment Received:
Receipt Number:

[Empty rectangular box for description of proposed land use]

New proposed house	#REF!	Existing dwelling	
o	o	o	o
#REF!			