

# Memo

**To:** EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT  
(ATTENTION: HANEEFA KARRIEM)

**From:** MANAGER: INFRASTRUCTURE MANAGEMENT

**Enquiries:** L. PIENAAR

**Collaborator number:**

**Reference number:** 15/4/1 (13054) W (1276)

**Date:** 18 August 2020

**Subject:** APPLICATION FOR SUBDIVISION ERF 13054 (ONVERWACHT) 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

## INFORMATION REQUIRED/OUTSTANDING

Nil

## THE FOLLOWING CONDITIONS WILL APPLY

- 1 STREETS**
  - 1.1 No comment.
- 2 TRAFFIC**
  - 2.1 No comment.
- 3 STORMWATER**
  - 3.1 Any new stormwater networks will be the responsibility of the developer, including all internal and bulk connectors;

- 3.2 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
- 3.3 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.

#### **4 WATER**

- 4.1 *A metered water connection to be provided for the Portion 1 at the developers cost;*
- 4.2 The individual portion must be provided with a separate water connection and a separate water meter to municipal specifications;
- 4.3 The metered connection must be installed one meter inside the erf boundary of each portion;
- 4.4 Water saving devices shall be installed in toilets, bathrooms and basins; and
- 4.5 Any existing system that is to remain shall be upgraded to minimum municipal standards.

#### **5 WASTEWATER SERVICES**

- 5.1 *Portion 1 must be provided with a separate wastewater connection;*
- 5.2 The connection must be installed one meter inside the erf boundary of each portion;
- 5.3 A connection manhole must be constructed at each connection point to a maximum depth of 1m; and
- 5.4 Any existing system that is to remain shall be upgraded to minimum municipal standards.

#### **6 SOLID WASTE**

- 6.1 On refuse removal days, the residents will be responsible to ensure that their bins are placed on the sidewalks to be serviced; and
- 6.2. 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.

#### **7 DEVELOPMENT CHARGES**

- 7.1 Based on the information provided in the application, no Development Charges are payable by the developer.

#### **8 GENERAL**

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

- 8.2 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;
- 8.3 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 8.4 Where applicable all water network, sewer network, stormwater network and road network components (downstream of the valve immediately upstream of the bulk water meter, upstream of the connection to the existing system or intersection point with the existing road) shall be a private combined system and shall be indicated as such on all documents and plans;
- 8.5 All private combined systems (including but not limited to water, sewer, stormwater, roads, irrigation, etc.) shall be the joint and severalty responsibility (including but not limited to the administration of the joint account and operation and maintenance of the system) of the members of the home owners association/body corporate and must be noted as such in any constitution of any such body and any such constitution must be submitted for approval by council. This constitution shall be notarially linked to each separate title deed;
- 8.6 The above conditions are to be complied with in stages.
- 8.6.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 8.6.2 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
- 8.6.3 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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