

Memo

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| To: | EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE DEPARTMENT (ATTENTION: J PEKEUR) |
| From: | ACTING MANAGER: INFRASTRUCTURE DEVELOPMENT |
| Enquiries: | L. SMITH |
| Collaborator number: | 2027746 |
| Reference number: | 15/4/1 (143) W (1142) |
| Date: | 30 August 2023 |
| Subject: | Application for Subdivision and Removal of Restrictive Title Deed Conditions, Erf 143 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 accesses will be the responsibility of the developer, including all internal and bulk connectors; and
- 1.2 *As access is off a proclaimed main road, approval from the Provincial Roads Engineer is required.*

2 STORM WATER

- 2.1 Any new storm water networks will be the responsibility of the developer, including all internal and bulk connectors; and
- 2.2 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 **Existing water meter to be positioned 1m inside the Remainder of erf 143 Wellington by the municipality for the developer's account;**
- 3.2 **A new water meter connection is available at actual cost for Portion 1;**
- 3.3 All the metered connections must be installed one meter inside the erf boundary of each portion;
- 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 existing sewer house connection is to be retained for the Remainder and a new sewer connection available for Portion 1 of erf 143 Wellington;**
- 4.2 All individual portions must be provided with a separate wastewater connection;
- 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 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.

6 DEVELOPMENT CHARGES

- 6.1 Based on the information provided in the application, the Development Charge payable by the developer is **R 54 024.00 (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 = R 14 096.00
- 6.1.2 Sewer = R 8 845.00
- 6.1.3 Roads = R 25 534.00
- 6.1.4 Stormwater = R 0.00
- 6.1.5 Solid Waste = R 5 549

7 GENERAL

- 7.1 The developer is responsible for the payment of a Developers Charge (water, sewer, stormwater, solid waste and roads);

- 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 143, Wellington - Subdivision & Removal of Restrictive Title Deeds.docx

LHS/sw

New

R 28,192 R 17,690 R 14,848 R 11,097 R 5,1068

TOTAL

| | | | | | | | | | |
|--|--------|---|-------|---|---|---|-------|---|--------|
| R | 14,096 | R | 8,845 | R | - | R | 5,549 | R | 25,534 |
| DEVELOPMENT CHARGE PER SERVICE | | | | | | | | | |
| EXEMPTIONS PER SERVICE (%) | | | | | | | | | |
| VALUE APPLICABLE EXEMPTIONS | | | | | | | | | |
| R | - | R | - | R | - | R | - | R | - |
| DEVELOPMENT CHARGE PER SERVICE WITH EXEMPTIONS | | | | | | | | | |
| R | 14,096 | R | 8,845 | R | - | R | 5,549 | R | 25,534 |
| APPLICABLE CREDITS (%) | | | | | | | | | |
| APPLICABLE CREDITS (R) | | | | | | | | | |
| TOTAL DEVELOPMENT CHARGE PAYABLE (EXCLUDING VAT) | | | | | | | | | |
| VAT (33%) | | | | | | | | | |
| TOTAL DEVELOPMENT CHARGE PAYABLE (INCLUDING VAT) | | | | | | | | | |
| R 54,024 | | | | | | | | | |
| R 8,104 | | | | | | | | | |
| R 62,127 | | | | | | | | | |
| Description of | | | | | | | | | |
| Single Residential stand area > 500m2 (Med/ High Income) | | | | | | | | | |
| Erf 143, Wellington (Resider) | | | | | | | | | |

Application Processed by: Shafeeq Whiting

Signature: 

Signature:

