

# Memo

<b>To:</b>	EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT <b>(ATTENTION: JEREMY PEKEUR)</b>
<b>From:</b>	MANAGER: INFRASTRUCTURE MANAGEMENT
<b>Enquiries:</b>	L. PIENAAR
<b>Collaborator number:</b>	
<b>Reference number:</b>	15/4/1 (23) S (149)
<b>Date:</b>	17 February 2023
<b>Subject:</b>	<b>APPLICATION FOR SUBDIVISION: ERF 23 SARON</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 *The Remainder is to use the existing water meter and 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 Portion A;
- 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 services servitude of one meter is to be registered over the Remainder in favour of Portion A at the applicants cost;*
- 4.2 *A new connection is available for Portion A at actual cost. The connection manhole must be constructed one meter inside the servitude area; and*
- 4.3 Any existing system that is to remain shall be upgraded to minimum municipal standards.

### **5 SOLID WASTE**

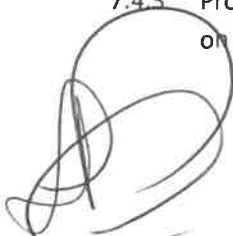
- 5.1 *Application should be made to the Solid Waste section for an additional bin for Portion A at the applicant's cost;*
- 5.2 The Municipality undertakes to remove household refuse in accordance with its by-laws and shall make its own arrangements with the occupants of the erf for the removal of such 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, the Development Charge payable by the developer is **R43 086.00 (Excl VAT)**. The levy is valid until **30 June 2023** where after a new calculation is required. The value has been calculated as follows:
- Water = R13 271.00
  - Sewer = R16 779.00
  - Roads = R12 767.00
  - Stormwater = R0
  - Solid Waste = R262.00

## 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 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;
- 7.3 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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LP/cb



**Date:**  
**Payment Received (R):**  
**Date Payment Received:**  
**Receipt Number:**

02-Feb-23

existing land use					
Single Residential stand area > 500m2(Med/ High Income)	Single Residential stand area > 500m2(Med/ High Income)	Portion A			
Existing House	#REF!	Portion A			
Description of proposed land use					
#REF!					



Erf Number of Development: **23 ;** Erf No: **0 ;**  
 Physical Address: **23 ; Nou Street Saron 6812**  
 Municipal Area: **Saron**  
 Municipal Valuation of Property: **R**  
 Owner: **Jeanette Esther Scholtz**  
 Owner ID No: **0**

Land Use	Unit	Usage	Land Area developed with Land Use (m <sup>2</sup> )	CALCULATED EXISTING DEMAND					
				Water (kL/day)	Sanitation (kL/day)	Stormwater (c. ha)	Solid Waste (tonnes/wk)	Roads (trips/pk hr)	Electricity (kVA)
Single Residential stand area > 300m <sup>2</sup> (Med/ High Income)	erf	1	1939	1,20	0,80	0,08	0,05	1,50	
<b>TOTAL</b>				<b>1,20</b>	<b>0,80</b>	<b>0,08</b>	<b>0,05</b>	<b>1,50</b>	

EXISTING DEVELOPMENT CHARGE PER SERVICE					
Water	Sanitation	Stormwater	Solid Waste	Roads	Electricity
R -13 371	R -16 779	R -1 801	R -269	R -25 534	

Land Use	Unit	Usage	Land Area developed with Land Use (m <sup>2</sup> )	CALCULATED NEW DEMAND					
				Water (kL/day)	Sanitation (kL/day)	Stormwater (c. ha)	Solid Waste (tonnes/wk)	Roads (trips/pk hr)	Electricity (kVA)
Single Residential stand area > 300m <sup>2</sup> (Med/ High Income)	erf	1	1172	1,20	0,80	0,05	0,05	1,50	
Single Residential stand area > 300m <sup>2</sup> (Med/ High Income)	erf	1	767	1,20	0,80	0,03	0,05	1,50	

NEW DEVELOPMENT CHARGE PER SERVICE					
Water	Sanitation	Stormwater	Solid Waste	Roads	Electricity