

Memo

To:	EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT (ATTENTION: HANEEFA KARRIEM)
From:	MANAGER: INFRASTRUCTURE MANAGEMENT
Enquiries:	L. PIENAAR
Collaborator number:	1709278
Reference number:	15/4/1 (2511) W (2070)
Date:	17 December 2020
Subject:	APPLICATION FOR SUBDIVISION OF ERF 2511, 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 Any new roads/streets and accesses will be the responsibility of the developer, including all internal and bulk connectors.

2 TRAFFIC

2.1 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.

3 STORMWATER

3.1 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.;

4 WATER

- 4.1 ***The existing water meter will be retained on the remainder and portion A must be provided with a new water connection at actual cost;***
- 4.2 ***The private water systems of portion A and the remainder must be separated at the applicant's cost;***
- 4.3 All individual portions must be provided with a separate water connection and a separate water meter to municipal specifications;
- 4.4 All the metered connections must be installed one meter inside the erf boundary of each portion;
- 4.5 Water saving devices shall be installed in toilets, bathrooms and basins; and
- 4.6 Any existing system that is to remain shall be upgraded to minimum municipal standards.

5 WASTEWATER SERVICES

- 5.1 ***The private combined wastewater system must be indicated on the title deeds of both properties;***
- 5.2 All the connections 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 The Municipality undertakes to remove household refuse in accordance with its by-laws and shall make its own arrangements with the owner for the removal of such household refuse;
- 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;
- 6.3 On refuse removal days, the resident will be responsible to ensure that their bin is placed on the sidewalk to be serviced; and
- 6.4 ***Application must be made to source an additional wheelie bin for portion A.***

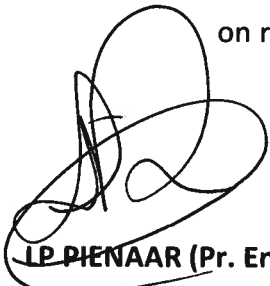
7 DEVELOPMENT CHARGES

- 7.1 Based on the information provided in the application, the Development Charge payable by the developer is **R44 750.00 (Excl VAT)**. The levy is valid until **30 June 2021** where after a new calculation is required. The value has been calculated as follows:

- 7.1.1 Water = R8 792.00
- 7.1.2 Sewer = R6 321.00
- 7.1.3 Roads = R24 634.00
- 7.1.4 Stormwater = R0.00
- 7.1.5 Solid Waste = R5 003.00

8 GENERAL

- 8.1 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;
- 8.2 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 8.3 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;
- 8.4 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards; and
- 8.5 The above conditions are to be complied with in stages.
- 8.5.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 8.5.2 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
- 8.5.3 Proof of compliance for the requirements associated with long term operations must be available on request.



LP PIENAAR (Pr. Eng)

MANAGER: INFRASTRUCTURE MANAGEMENT

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LP/bvr

New

R 20,515 R 13,545 R 10,982 R 10,006 R 49,168

TOTAL

R 8,792	R 6,321	R 5,003	R 24,654
R	R	R	R
R 8,792	R 6,321	R 5,003	R 24,654
0%			
R 0			
R 44,750			
R 6,712			
R 51,462			

DEVELOPMENT CHARGE PER SERVICE	DEVELOPMENT CHARGE PER SERVICE WITH EXEMPTIONS	APPLICABLE CREDITS (%)	APPLICABLE CREDITS (R)
EXEMPTIONS PER SERVICE (%)	VALUE APPLICABLE EXEMPTIONS	TOTAL DEVELOPMENT CHARGE PAYABLE (EXCLUDING VAT)	VAT (15%)
TOTAL DEVELOPMENT CHARGE PAYABLE (INCLUDING VAT)			

Application Processed by
 Signature

Bernice van Rooy

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

Description of Existing House

Date:

23-Nov-20

Payment Received (R):

Date Payment Received:

Receipt Number:

existing land use	0	0	0	0	0	0	0
Description of proposed land use	Single Residential stand area > 500sqm (Med/ High Income)	0	0	0	0	0	0
	Existing House	0	0	0	0	0	0
	Single Residential stand area < 500sqm (Med/ High Income)	0	0	0	0	0	0
	Single Residential	0	0	0	0	0	0
	#REF!						