



Memo

To: EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT
(ATTENTION: J. PEKEUR)

From: MANAGER: INFRASTRUCTURE MANAGEMENT

Enquiries: L. PIENAAR

Collaborator number:

Reference number: 15/4/1 (5047) W (315)

Date: 30 April 2021

Subject: SUBDIVISION OF ERF 5047, 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 and accesses will be the responsibility of the developer;
- 1.2 *The proposed servitude road must be constructed to full municipal standards. The limited width will not allow for two way traffic; and*
- 1.3 *The developer will be responsible for the construction of a 3.5m permanent surface for access to portion 1 along the passage from Spin street.*

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 0.02m³/m² roof area.

4 WATER

- 4.1 All individual portions must be provided with a separate water connection and a separate water meter to municipal specifications;
- 4.2 ***Portions 1, 2, 5 and the remainder must be provided with new connections at actual cost from Pine Street. Portion 3 must retain that existing connection and to be upgraded to latest municipal standards;***
- 4.3 All the metered connections 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 ***The entire sewer system must be replaced including pipes, manholes and gullies;***
- 5.2 ***The right of way servitude must be changed to a access and services servitude;***
- 5.3 ***The sewer system for portion 1, 2 and 3 must be a private combine within the services servitude and a connection will be provided from Pine street at actual cost;***
- 5.4 ***A separate connection for portion 5 must be provided from Spin Street at actual cost;***
- 5.5 ***Portion 4 is to be consolidated with erf 12336 and must tie into the existing internal sewer system;***
- 5.6 All the connections must be installed one meter inside the erf boundary of each portion and one meter inside the servitude road for private combined system;
- 5.7 A connection manhole must be constructed at each connection point to a maximum depth of 1m; and
- 5.8 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 for the removal of such household refuse;
- 6.2 Such collection shall be as a kerbside service; and
- 6.3 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.

7 DEVELOPMENT CHARGES

7.1 Based on the information provided in the application, no Development changes are applicable.

8 GENERAL

8.1 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;

8.2 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;

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

8.4 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;

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 This condition 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 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; and

8.6.2 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\2021\comments\Erf 5047, Wellington-Subdivision.docx