

Memo

To:	EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT (ATTENTION: C. VAN DER BANK)
From:	MANAGER: INFRASTRUCTURE MANAGEMENT
Enquiries:	L. PIENAAR
Collaborator number:	
Reference number:	15/4/1 (635) M (528)
Date:	12 April 2022
Subject:	APPLICATION FOR CONSENT USE ERF 635 MBEKWENI

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 & TRAFFIC

- 1.1 Any new accesses will be the responsibility of the developer; 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; and
- 1.3 *The delivery vehicle allowed in the neighbourhood should have a Tarre not exceeding 3 500kg. Failure to adhere to this condition will result in this department withdrawing its conditions of approval for this proposed activity.*

2 STORMWATER

- 2.1 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

- 2.2 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 The existing water connection must be retained;
- 3.2 Water saving devices shall be installed in toilets, bathrooms and basins; and
- 3.3 Any existing system that is to remain shall be upgraded to minimum municipal standards.

4 WASTEWATER SERVICES

- 4.1 The existing waster water connection must be retained; and
- 4.2 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; and
- 5.2 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 DEVELOPMENT CHARGES

- 6.1 Based on the information provided in the application, the Development Charge payable by the developer is **R 41,449.00 (Excl VAT)**. The levy is valid until **30 June 2022** where after a new calculation is required. The value has been calculated as follows:

- 6.1.1 Water = R 2,657.00
- 6.1.2 Sewer = R 1,842.00
- 6.1.3 Roads =R 26,555.00
- 6.1.4 Stormwater = R 871.00
- 6.1.5 Solid Waste = R9,524.00

- 6.2 Note that the Development Charge calculated will only be applicable to the approved SDP provided in the application.

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/Is



Erf Number of Development: 635 ; 0 ;
Physical Address: Ekuphumleni Paarl 7646
Municipal Area: Paarl, Mbekwini, Wellington
Municipal Valuation of Property: R 390,000
Owner: S.W. Nyama
Owner ID No: 3701165179086

DRAKENSTEIN MUNICIPALITY DEVELOPMENT CHARGES CALCULATOR
Development Charges Summary

Home

Land Use	Unit	Usage	Land Area developed with Land Use (m ²)	CALCULATED EXISTING DEMAND					EXISTING DEVELOPMENT CHARGE PER SERVICE						
				Water (kL/day)	Sanitation (kL/day)	Stormwater (c.ha)	Solid Waste (tonnes/wk)	Roads (trips/pk.hr)	Electricity (kVA)	Water	Sanitation	Stormwater	Solid Waste	Roads	Electricity
Single Residential (Low Income)	erf	1	386	0.60	0.50	0.02	0.03	0.50							
				0.60	0.50	0.02	0.03	0.50							
TOTAL															

Existing

Land Use	Unit	Usage	Land Area developed with Land Use (m ²)	CALCULATED NEW DEMAND					NEW DEVELOPMENT CHARGE PER SERVICE						
				Water (kL/day)	Sanitation (kL/day)	Stormwater (c.ha)	Solid Waste (tonnes/wk)	Roads (trips/pk.hr)	Electricity (kVA)	Water	Sanitation	Stormwater	Solid Waste	Roads	Electricity
Single Residential (Low Income)	erf	1	300	0.60	0.50	0.02	0.03	0.50							

NEW DEVELOPMENT CHARGE PER SERVICE

Water Sanitation Stormwater Solid Waste Roads Electricity

New

R 8,788 R 6,564 R 8,686 R 12,664 R 74,899

TOTAL

DEVELOPMENT CHARGE PER SERVICE

EXEMPTIONS PER SERVICE (%)

VALUE APPLICABLE EXEMPTIONS

DEVELOPMENT CHARGE PER SERVICE WITH EXEMPTIONS

APPLICABLE CREDITS (%)

APPLICABLE CREDITS (R)

TOTAL DEVELOPMENT CHARGE PAYABLE (EXCLUDING VAT)

VAT (5.9%)

TOTAL DEVELOPMENT CHARGE PAYABLE (INCLUDING VAT)

R 2,557 R 1,842 R 871 R 9,524 R 66,388

60%

R R R R 39,833

R 2,557 R 1,842 R 871 R 9,524 R 26,555

0%

R 0

R 41,449

R 6,217

R 47,666

Single Residential (Low Income)	0	0	0	0	0
Single Res					

Description of

Application Processed by:

Luvo shumi

Signature:



Date:

5-Apr-22

Date Payment Received (R):

Date Payment Received:

Receipt Number:

existing land use				
o	o	o	o	o
Single Residential (Low Income)				
Dwelling unit	#REF!	Liquour outlet		
o	o	o	o	o
Description of proposed land use				
#REF!				