



Memo

To: EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE
(ATTENTION: C. VAN DER BANK)

From: EXECUTIVE DIRECTOR: ENGINEERING SERVICES

Enquiries: LH. SMITH

Collaborator number:

Reference number: 15/4/1 (2097) W (639)

Date: 02 May 2024

Subject: APPLICATION FOR SUBDIVISION , CLOSURE , REZONING, CONSOLIDATION,
DEPARTURE: ERVEN 2097 AND 600 WELLINGTON.

These conditions will be subject to review by the Engineering Services Department upon receipt of Civil and/or building plans for approval. This may require all the studies carried out for the proposed development to be updated and revised accordingly, which shall include compliance with the latest legislation, amended legislation, latest or amended standards and revised master planning.

The aforementioned is based on the possibility of changes in the physical environment in respect of engineering infrastructure between date of issuing of conditions and actual building/construction being imminent, which may impact on available relevant infrastructure capacities as at time of initial issuing of conditions.

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.

2 STORM WATER

- 2.1 Any new storm water networks will be the responsibility of the developer, including all internal and bulk connectors;

3 WATER

- 3.1** *The water meter must be relocated within the proposed erf boundary. The relocation will be undertaken by the Municipal Water Services Division at the cost of the purchaser. All paving should be removed by the purchaser and reinstated after work has been completed; and*
- 3.2** Any existing system that is to remain shall be upgraded to minimum municipal standards.

4 WASTEWATER SERVICES

- 4.1** 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 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, no Development Charges are payable by the developer.

7 GENERAL

- 7.1** 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;
- 7.2** All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.3** The above conditions are to be complied with in stages.
- 7.3.1** Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction; and

- 7.3.2 Proof of compliance for the requirements associated with long term operations must be available on request.

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EXECUTIVE DIRECTOR: ENGINEERING SERVICES

I:\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2024\comments\Erven 2097 & 600 Wellington - Subdivision, rezoning, closure, consolidation & departure.docx

LHS/lis

Provide Comments: Electro Technical Engineering Services

LU Circulation	2104492,      
Task Ref	4979509
From	 Cornelia van der Bank
Due Date	30-10-2023
Date Completed	06-11-2023
Date Assigned	30-10-2023 09:30
LUA OnPremise Ref	2073698
LUA ExtensionRef	2218609
Provide Comments: Electro Technical Engineering Services	Yes
User: Electro Technical Engineering Services	LEONL
Outcome: Electro Technical Engineering Services	To be Amended
Comments: Electro Technical Engineering Services (Note: This field forms part of an official email to the Applicant)	There are existing services that crosses the portion earmarked to be consolidated with the remainder erf. The applicant must contact the Electro-Technical Services Department for further information regarding the relocation of the existing services.
Completion Date: Electro Technical Engineering Services	2023-11-06

Feedback History

Feedback User	Feedback Date	% Compl	Feedback
Leon Laing (LEONL)	06-11-2023 19:51	100%	No feedback was required.

Reallocated Tasks

Prev. Allocated To	Date Reallocated	Reallocation Note
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Task Note

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ANNEXURE J

Provide Comments: Building Control

LU Circulation	2104492,      
Task Ref	4979510
From	 Cornelia van der Bank
Due Date	30-10-2023
Date Completed	02-11-2023
Date Assigned	01-11-2023 09:38
LUA OnPremise Ref	2073698
LUA ExtensionRef	2218609
Provide Comments: Building Control	Yes
User: Building Control	KRISC
Outcome: Building Control	In Order
Comments: Building Control (Note: This field forms part of an official email to the Applicant)	<ol style="list-style-type: none"> 1. Building Plan to be submitted to address unauthorised building work on property. 2. Proposed Regulation A20 classification of building(s) to be in line with current usage of property.
Completion Date: Building Control	2023-11-02

Feedback History

Feedback User	Feedback Date	% Compl	Feedback
Kris Coetzee (KRISC)	02-11-2023 12:33	100%	No feedback was required.

Reallocated Tasks

Prev. Allocated To	Date Reallocated	Reallocation Note
Charl Pietersen (CHARLP)	01/11/2023 09:38	as discussed

Task Note

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