



# Memo

<b>To:</b>	EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT <b>(ATTENTION: E CYSTER )</b>
<b>From:</b>	MANAGER: INFRASTRUCTURE MANAGEMENT
<b>Enquiries:</b>	L. PIENAAR
<b>Collaborator number:</b>	1685213
<b>Reference number:</b>	15/4/1 (20595) P (531)
<b>Date:</b>	04 April 2022
<b>Subject:</b>	<b>APPLICATION IN TERM OF SECTIONS 15(2) OF THE DRAKENSTEIN BY LAW ON MUNICIPAL LAND USE PLANNING 2018 FOR REZONING ERF 20595 PAARL</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

**This memorandum replaces the previous memorandum referenced per 15/4/1 (20595) P (2170) dated 15 February 2020.**

## 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;
- 1.2 Access is onto a proclaimed main road, approval from the Provincial Roads Engineer is required;
- 1.3 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 as detailed in the Traffic Impact Assessment (TIA) by Liezl Stodart dated October 2021;

- 1.4 **A updated TIA which take into account the traffic generation of the greater area must be submitted to this department for approval at building or civil plan approval stage, the cost of which can be deducted from the Development Charges for the development; and**
- 1.5 **The developer is required to bring the findings of the TIA that existing traffic volumes on Divisional Road 1103 and the Bellville-Wellington railway line warrant the installation of automatic barriers, flashlights and signs to safeguard the level crossing over the railway line to the attention of the road and railway authorities.**

## **2 STORMWATER**

- 2.1 Any new stormwater networks will be the responsibility of the developer, including all internal and bulk connectors;
- 2.2 Pollution control measures to mitigate chemical and solid pollution must be provided at inlet and outlet structures as may be relevant;
- 2.3 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
- 2.4 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 existing Ø15mm must be retained. Provision must be made for onsite water storage for fire purposes;**
- 3.2 All the metered connections must be installed one meter inside the erf boundary of each portion;
- 3.3 Water saving devices shall be installed in toilets, bathrooms and basins;
- 3.4 Any existing system that is to remain shall be upgraded to minimum municipal standards.

## **4 WASTEWATER SERVICES**

- 4.1 The developer will be responsible to connect to future municipal networks when it is provided;
- 4.2 The developer shall be responsible to adhere to all conditions in terms of the Drakenstein Municipality, Water Services By-law (2014);
- 4.3 No new septic tanks allowed, all old/existing septic tank and soakaway systems must comply with the Water Research Commissions Report TT 114/99. No conservancy tank will be allowed within 100m of the 1:50 year flood line;
- 4.4 The municipality cannot guarantee a tanker service at all times and the owner remains responsible for the servicing of the conservancy tank. Any private company used must be registered with the Municipality and

must provide the owner of an invoice for services rendered. All invoices must be submitted on a monthly basis to the Waste Water Services section as proof of compliance;

4.5 Any upsizing and/or upgrading required will be for the developer account; and

4.6 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 occupant of the erf, for the removal of such household refuse;

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;

5.3 **It will be the developer's responsibility to remove any industrial refuse from the erf and shall make its own arrangement with a private contractor for the removal of such refuse;**

5.4 **The developer shall ensure that the private contractor used, is registered on the municipality's database; and**

5.5 On refuse removal days, the owner will be responsible to ensure that their bins are placed on the sidewalks to be serviced.

## **6 DEVELOPMENT CHARGES**

6.1 Based on the information provided in the application, the Development Charge payable by the developer is **R 593,273.00 (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 30 800.00

6.1.2 Sewer = R 13 589.00 (can be deferred until such infrastructure is provided).

6.1.3 Roads = R 466 700.00

6.1.4 Stormwater = R 37,975.00

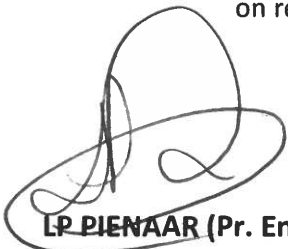
6.1.5 Solid Waste = R 44 209.00

6.2 Note that the Development Charge calculated will only be applicable to the approved SDP provided in the application. If the developer wishes to increase the Gross Leasable Area of the development in future, resulting in an additional impact on engineering services, this department will investigate whether the developer is liable for the payment of Development Charges within the given legislative and policy frameworks.

## **7 GENERAL**

7.1 **Depending on the scale of expansion in future, additional Civil Engineering Specialist Reports may be requested by this department when the developer wishes to increase the GLA;**

- 7.2 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;
- 7.3 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 7.4 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;
- 7.5 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.6 The above conditions are to be complied with in stages.
- 7.6.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 7.6.2 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
- 7.6.3 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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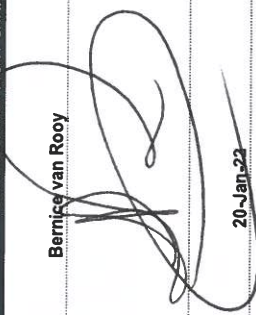


	7.61	3.82	0.75	0.77	39.26
<b>TOTAL</b>					

R	30,800	R	13,589	R	37,975	R	44,209	R	466,700
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)									
TOTAL DEVELOPMENT CHARGE PAYABLE (INCLUDING VAT)									
R 593,273									
R 88,991									
R 682,264									

Description of existing land use	Agricultural small holdings	Industrial Light	Road Reserves	Industrial Light	Road Reserves
Agricultural					
Agricultural					
Agricultural small holdings					
Agricultural		#REF!			
#REF!					

Application Processed by **Bernice van Rooy**

Signature: 

Date: **20-Jan-22**

Payment Received (R):

Date Payment Received:

Receipt Number:

Provide reasons for applying exemptions

Provide reasons for applying credits