

# 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 (20746) P (2039)
<b>Date:</b>	30 November 2021
<b>Subject:</b>	<b>APPLICATION FOR AMENDMENT OF CONDITIONS OF APPROVAL, REMOVAL OF RESTRICTIVE CONDITIONS AND PERMANENT DEPARTURE OF ERF 20746 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

## THE FOLLOWING CONDITIONS WILL APPLY

### 1 STREETS & TRAFFIC

1.1 *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 as detailed in the Traffic Impact Assessment of Sturgeon Consulting, Project number: STUR0288 dated November 2021, final report Rev 2.*

1.2 Any new roads/streets and accesses will be the responsibility of the developer, including all internal and bulk connectors;

### 2 STORMWATER

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

- 2.2 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
- 2.3 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 0.02m<sup>3</sup>/m<sup>2</sup> roof area.

### **3 WATER**

- 3.1 *The development will be provided with a bulk metered connection at actual cost;*
- 3.2 *All units must be fitted with sub – meters ;*
- 3.3 The metered connections must be installed one meter inside the erf boundary of each portion;
- 3.4 Water saving devices shall be installed in toilets, bathrooms and basins;
- 3.5 Any existing system that is to remain shall be upgraded to minimum municipal standards.

### **4 WASTEWATER SERVICES**

- 4.1 *The existing connection to be retained;*
- 4.2 *A fat trap and sludge catcher to municipal specification must be installed;*
- 4.3 All individual portions must be provided with a separate wastewater connection;
- 4.4 All the connections must be installed one meter inside the erf boundary of each portion; and
- 4.5 Any existing system that is to remain shall be upgraded to minimum municipal standards.

### **5 SOLID WASTE**

- 5.1 The Municipality undertakes, after the proclamation of the development, to remove household refuse in accordance with its by-laws and shall make its own arrangements with the occupants of home owner's organisation in the development, 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 Provision should be made for a waste disposal facility, with lockable gate for wheelie bins (240l bins) and recyclable bags equal to satisfy the waste generation of the development;
- 5.4 A key should be provided to Drakenstein Municipality to be able to unlock door/gate to garbage area on collection days, from the kerbside;
- 5.5 The garbage area should be enclosed with a 1.8m high fence and need to consist of the following;
- Tap with running water;
  - A gully which is connected to an approved sewer connection;

- Concrete floor;

5.6 Municipal refuse trucks will not enter the development to collect wheelie bins on collection days;

## **6 DEVELOPMENT CHARGES**

6.1 ***Based on the information provided in the application, the Development Charges are payable by the developer when a more detailed SDP is submitted;and***

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; and***

## **7 GENERAL**

7.1 ***When at any stage in future the municipality is required to take over ownership and maintenance of civil infrastructure, it will be the responsibility of the property owners to ensure all water and waste water connections adhere to municipal standards and by-laws;***

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;

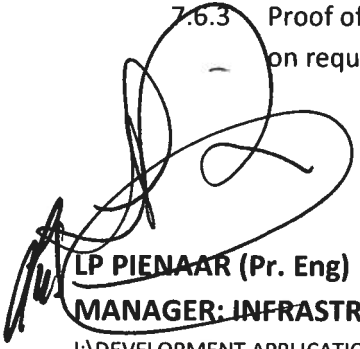
7.5 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;

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.



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**MANAGER: INFRASTRUCTURE MANAGEMENT**

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