

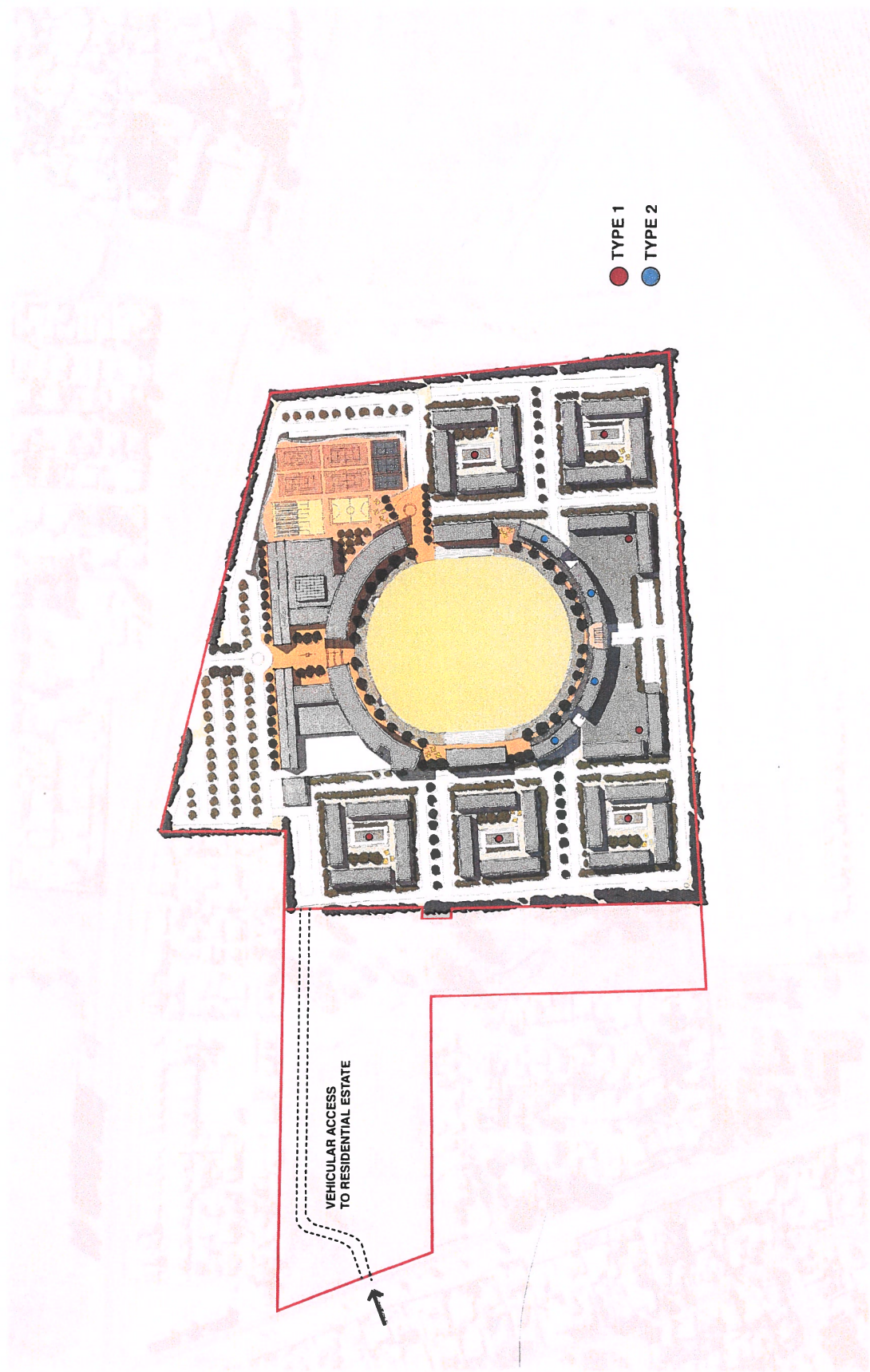
ANNEXURE D

Project: PLAN OF SUBDIVISION Erit 21232 Paarl	
Scale:	1 / 1000 @A1
Date:	December 2021
File No:	P2629/94(A1)
Plan No:	5 Rev2

Note:
 1) Contoural System WGS 84/19
 2) 1:1000 Paarl measuring 17 07/4 includes in extent as to be subdivided into two portions v/v
 3) 1:1000 Paarl measuring 17 07/4 includes in extent as to be subdivided into two portions v/v
 4) 1:1000 Paarl measuring 17 07/4 includes in extent as to be subdivided into two portions v/v
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BOLAND PARK

conceptual masterplan





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Memo

To: EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT
(ATTENTION: J. MEYER, R. MOWZER)

From: MANAGER: INFRASTRUCTURE MANAGEMENT

Enquiries: L. PIENAAR

Collaborator number: 1797864

Reference number: 15/4/1 (21323) P (57)

Date: 19 January 2022

Subject: APPLICATION FOR REZONING AND SUBDIVISION: ERF 21323 PAARL
(BOLAND PARK)

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 The proposed development is supported and traffic assessment acceptable in general, conditional on the statements below, and should be revisited with details of upgrading taking all comments into consideration at Site Development Plan (SDP) submission stage;
- 1.2 The conditions as stated by the Provincial Roads Engineer (PRE) in their letter referenced TPW/CFS/RP/LUD/REZ/SUB-10/462 (Job 29054) dated 12 January 2022 must be adhered to;
- 1.3 Any alterations to the existing road network or construction of new roads and accesses 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 updated Traffic Impact Assessment (TIA) of UDS referenced UDS411/Reports/TIA/Rev01 dated 13 December 2021. All costs to be carried by the developer;

- 1.4 Note that the secondary access point on Lustigan Road and the road position across erf 20725 is not fixed. The position, alignment and use of the proposed road is dependent on further investigation into housing opportunities on this erf as well as Council approval on the utilisation of this access over Council owned property. The secondary access should be a public road and not a servitude;
- 1.5 The developer will be responsible to construct the public road crossing erf 20725 Paarl to full municipal standard. This cost is not deductible from the Development Charges;
- 1.6 Langenhoven street being the main access route to the Paarl CBD and economic centres to the north from this development, should be regarded as the main mobility route from the development to these areas. The focus of upgrades should in all instances consider this scenario;
- 1.7 No reference is made to the La Vie development's (adjacent to Le Parc) traffic generation. Inclusion of this development in the background traffic must be confirmed;
- 1.8 Upgrading of the Market/Jan van Riebeeck/Lanhghenoven circle was previously investigated for the accommodation of heavy vehicles travelling south/north. The provision of additional exit lanes onto Market and Langenhoven is supported. However, the resultant widening of the road over rail bridge into Market Street as well as influence on the graveyard to the south-east should be noted. Upgrading proposals are supported;
- 1.9 The effect on Carolina Road by additional traffic generated is not mentioned, but should be commented on;
- 1.10 Space required for gym equipment is no motivation for a reduction in parking. Shared parking is supported, however, the logistics between the residential and commercial zones should be considered and commented on. This could result in "illegal" parking taking place within the residential component;
- 1.11 All agreements regarding parking on school grounds must be in place prior to any construction. The agreements should be between the developer, school principal and governing body and stipulate such as to bind their successors in title;
- 1.12 Details of access to the school parking areas to be provided. To include prohibition of parking outside of event situations; and
- 1.13 Provision for non motorised transport and public transport facilities to be considered for provision at cricket park development stage, including pedestrian crossing from school parking areas.

2 STORMWATER

- 2.1 The proposed development is supported from a stormwater management perspective. The Stormwater Management Plan (SWMP) of UDS referenced *UDS411/Reports/swmp_rev-a* dated 10 December 2021 should be revisited with details and timing of the proposed upgrades at Site Development Plan (SDP) submission stage;
- 2.2 Any new internal and bulk stormwater networks or upgrading of existing networks will be the responsibility of the developer, which includes design, approval and construction thereof as detailed in the SWMP. All costs to be carried by the developer;

- 2.3 No development is allowed within the 1:50 year flood line and any construction within the 1:100 year flood line must be 1m above the 1:100 year flood line
- 2.4 Pollution control measures to mitigate chemical and solid pollution must be provided at inlet and outlet structures as may be relevant;
- 2.5 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
- 2.6 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 developer shall be responsible to implement the findings of the GLS report dated 19 July 2021;**
- 3.2 **The developer may be responsible to relocate the water main crossing erf 20725 Paarl along its southern boundary. This cost is not deductible from the Development Charges;**
- 3.3 The development must be provided with a bulk metered connection at actual cost;
- 3.4 All individual portions must be provided with a separate water connection and a separate water meter to municipal specifications;
- 3.5 All the metered connections must be installed one meter inside the erf boundary of each portion;
- 3.6 Water saving devices shall be installed in toilets, bathrooms and basins;
- 3.7 A water demand management plan must be submitted to the Civil Engineering Department and must include and indicate the measures to be put in place to conserve and manage water; and
- 3.8 Any existing system that is to remain shall be upgraded to minimum municipal standards.

4 WASTEWATER SERVICES

- 4.1 **The developer shall be responsible to implement the findings of the GLS report dated 19 July 2021;**
- 4.2 **The developer may be responsible to relocate the wastewater main crossing erf 20725 Paarl along its southern boundary. This cost is not deductible from the Development Charges;**
- 4.3 The applicant shall ensure adherence to the various conditions in the Drakenstein Municipality, Water Services By-law (2014) relating to wastewater effluent discharge;
- 4.4 All individual portions must be provided with a separate wastewater connection;
- 4.5 All the connections must be installed one meter inside the erf boundary of each portion; 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, after the proclamation of the township/development, to remove household refuse in accordance with its by-laws and shall make its own arrangements with the occupants of erven/home owner's organisation/body corporate in the township/development, for the removal of such household refuse;

5.2 **The developer shall submit an Integrated Solid Waste Management Plan for approval by the department before the approval of the civil design drawings.**

5.3 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;

5.4 **Refuse collection shall be from a centralised waste collection site(or sites) for the development as per agreement with Solid Waste Department;**

5.5 The waste collection site(s) shall be provided with lockable gate(s) for wheelie bins (240l bins) and recyclable bags equal to the number of dwellings/units for the development;

5.6 A key should be provided to Drakenstein Municipality to be able to unlock door/gate to garbage area on collection days, from the kerbside. 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;

5.7 The Developer shall indemnify the Municipality from any damages caused as a result in rendering the refuse removal service.

6 DEVELOPMENT CHARGES

6.1 **Based on the information provided in the application, Development Charges are payable by the developer in accordance with the latest Drakenstein Development Charges Policy. Development Charges will be calculated when the SDP is submitted for approval; and**

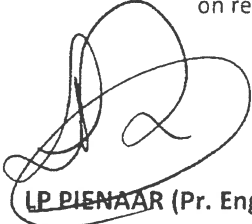
6.2 **The payment of the Developers Charge (water, sewer, stormwater, solid waste and roads) can be discounted against the bulk service cost needed for the development.**

7 GENERAL

7.1 **A services agreement shall be entered into, prior to the start of construction, where in shall be detailed the apportionment of funding of any new works common to the area, including but not limited to road network upgrading, stormwater network upgrading, bulk water supply upgrading or wastewater network upgrading;**

- 7.2 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;
- 7.3 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;
- 7.4 When any service is to be taken over by Drakenstein Municipality, any damaged caused due to the construction of houses or any other construction activity shall be repaired by the Developer. Failure to do so will result in clearances and occupation certificates being withheld and remedial works shall be done by Drakenstein Municipality for the cost of the developer;
- 7.5 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 7.6 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;
- 7.7 The municipality shall be represented at all site meetings for the duration of the construction of the works and to this end timeous notification of such meetings shall be supplied to the Civil Engineering Services Department;
- 7.8 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.9 Where applicable all water network, sewer network, stormwater network and road network components (downstream of the valve immediately upstream of the bulk water meter, upstream of the connection to the existing system or intersection point with the existing road) shall be a private combined system and shall be indicated as such on all documents and plans;
- 7.10 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) of the members of the homeowners association/body corporate and must be noted as such in any constitution of any such body and any such constitution must be submitted for approval by council. This constitution shall be notarially linked to each separate title deed;
- 7.11 A comprehensive operational infrastructure management plan shall be drawn up and submitted for approval by the Civil Services Department;
- 7.12 The above conditions are to be complied with in stages.
- 7.12.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;

- 7.12.2 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
- 7.12.3 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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Memo

To: Senior Manager: Spatial Planning & Development
For attention: W Hendricks/H Strijdom/C van der Bank

From: Manager: Planning and Customer Services

Enquiries: L Laing

Reference number: 21323

Date: 27 October 2021

Subject: **APPLICATION FOR REZONING AND SUBDIVISION, ERF 21323, PAARL**

Time Limit on Conditions: These conditions will be limited to a period of one (2) years from the date as on the covering memo from this department. After this period a re-application has to be submitted for approval by this department.

1. INFORMATION REQUIRED/OUTSTANDING

1.1. None.

2. THE FOLLOWING CONDITIONS WILL APPLY

- 2.1. Only one service cable connection per erf is allowed.
- 2.2. No trees or any type of structures may be erected under or near any new or existing electrical infrastructure.
- 2.3. All electrical equipment shall comply with Drakenstein Municipality standards and have twenty four hour access for maintenance purposes.
- 2.4. Existing and or new electrical services must be allocated in a registered services servitude or as the case may be. The existing supply to erf 21323 crosses the municipal erf 20725 and will have to be relocated and upgrade in order to conform to the new load requirements of the developer.
- 2.5. All municipal services on the proposed precinct will have to be removed at the cost of the developer and transport to the municipal stores or location as determine by the Senior Project Implementation Agent.
- 2.6. In the case where existing services crosses the adjacent erf, it will have to be removed or relocate at the cost of the owner.
- 2.7. The developer is required to include measures to improve energy efficiency for this development to reduce consumption of electricity.

- 2.8. Applications for the installation of any photo voltaic (PV) systems must be submitted to the Electro-Technical Services Department (Energy and Efficiency Section).
- 2.9. A service level agreement between the municipality and the owner or developer of the development have to be arrange at Electro-Technical department (Planning and Design division - Chief Engineering Technician).

3. GENERAL

- 3.1. NRS069 Network recovery cost will apply for this development and will be calculated according to the following as indicated in approved tariffs: **R 4 294.00 per KVA (V.A.T. included)**. The cost as mentioned above is valid until 30 June 2022 and will escalate thereafter for each upcoming financial year which is between 1 July and 30 June.
- 3.2. The developer will be responsible to carry all cost of the electrical installation.
- 3.3. It must be noted that reference must be made to the DM Consulting Engineers prior to the bulk infrastructure upgrading in order to supply the development of the proposed load requirement. The previous mentioned also refer to the availability of capacity which is subject to available developers contribution cost and external loans for the installation of infrastructure to provide the development(s) of power.
- 3.4. All upgrade and service costs must be paid at the finance section in cash before any service connection may be rendered.
- 3.5. Your attention is drawn to the following electricity by-law:
 - 3.5..1. Unless authorised by the municipality, no person may sell or supply electricity supplied to his or her premises or generated by him or her under an agreement with the municipality, to any other person or persons for use on any other premises, or permit or allow such resale or supply to take place.
 - 3.5..2. A reseller must comply with the licensing and registration requirements set out in the ERA.
 - 3.5..3. If electricity is resold for use upon the same premises, the electricity resold must be measured by a sub meter of a type which has been approved by South African Bureau of Standards and supplied, installed and programmed in accordance with the standards of the municipality.
 - 3.5..4. The tariff at which and the conditions of sale under which electricity is thus resold, shall not be less favourable to the purchaser than those that would have been payable and applicable had the purchaser been supplied directly with electricity by the municipality.
 - 3.5..5. Every reseller must furnish the purchaser with monthly accounts that are at least as detailed as the relevant billing information details provided by the municipality to its electricity customers.

3.5..6. The municipality may request audited reports from resellers to prove that the above resale conditions are met. The cost to obtain audited reports will be borne by the reseller.

3.6. Authorization to re-sell electricity can be obtained by council approval only.

3.7. Applications to be submitted in writing to the Senior Manager: Electro-Technical Services indicating the following:

- The application must also include a load profile to indicate the power usage per month with peak, standards, off peak loads, etc.

3.8. A private registered electrical consultant as well as an installation electrician shall be used to do all designs, installations and alterations according to SANS 10142, Occupational Health and Safety Act (Act 85 of 1993) and Drakenstein Municipal by-laws prior to the development.

3.9. A certificate of compliance and occupational certificate has to be handed over to the Electro-Technical department (Service section) on the day the service is rendered or as the case may be.

The Manager: Planning and Customer Services with reference to the services and conditions has no objection to this application but cannot support the approval as proposed due to insufficient availability of power.

Yours faithfully


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MANAGER: PLANNING AND CUSTOMER SERVICES
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Memo

To: Manager: Land Use Planning and Surveying
(Attention: J Meyer)

From: Manager: Environmental Management

Enquiries: C. Winter

Collaborator number: 1797864

Reference number: 15/4/1 (21323)P

Date: 15 DECEMBER 2021

Subject: APPLICATION FOR REZONING AND SUBDIVISION: ERF 21323 PAARL (BOLAND PARK) – REVISED COMMENTS

Reference is made to the above application on Erf 21323, Paarl for:

- Rezoning the entire Erf 2123 to Subdivisional Area Zone to allow for a variety of uses as a first phase of development and that subsequent subdivision of smaller erven to be considered after registration of Phase 1 subdivision.
- Subdivision of Erf 21323 into the following:
 - A Remainder of approximately 82 052m² to retain the cricket stadium; and
 - Portion A of approximately 88 702m², for further phased subdivision and development of residential apartments.
- Creation of a 16m wide access road and services servitude over Erf 20725 for access from Lustigan Road to Portion A.
- The cricket stadium will remain and be improved to become an international venue, sports training and exercise facilities will be added to the stadium, and a commercial node with roughly 23 000m² commercial floor area will be developed together with roughly 1000 residential apartments located on the southern portion of the site.

Having reviewed the above application, the Environmental Management Section has the following requirements:

- This section acknowledges that an EIA applicability checklist was submitted to the Western Cape Department of Environmental Affairs and Development Planning (DEA&DP). The DEA&DP responded that the proposed development does not trigger environmental authorisation.
- The applicant must conduct and submit a noise impact assessment in accordance with SANS 10328 to establish whether the noise impact ratings of the proposed land uses exceed the appropriate rating level for a particular district as indicated in SANS 10103.

Should the noise impact assessment indicate the applicable noise rating levels will likely be exceeded, or will not be exceeded but will likely exceed the existing residual noise levels by 5 dBA or more, then the proposal must include a noise management plan, clearly specifying appropriate noise mitigation measures. This can be addressed prior to building plan approval.

Yours faithfully



.....
C. WINTER
MANAGER: ENVIRONMENTAL MANAGEMENT