



Memo

To: EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT
(ATTENTION: C VAN DER BANK)

From: MANAGER: INFRASTRUCTURE MANAGEMENT

Enquiries: L. PIENAAR

Collaborator number: 1701996

Reference number: 15/4/1 (28763) P (0443)

Date: 31 March 2021

Subject: APPLICATION FOR AMENDMENT OF CONDITIONS OF APPROVAL,
AMENDMENT OF APPROVED SITE DEVELOPMENT PLAN AND PERMANENT
DEPARTURE IN TERMS OF SECTION 15 OF THE DRAKENSTEIN BY-LAW ON
MUNICIPAL LAND USE PLANNING, 2018: ERF 28763 PAARL.

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**
 - 1.1 Any new roads/streets and accesses will be the responsibility of the developer, including all internal and bulk connectors.
 - 1.2 Parking must be provided on the property.
 - 1.3 No parking is allowed in the cul-de-sac turning area.

1.1.1 No obstruction of turning movement is allowed in the turning circle by way of stopped vehicles.

2 TRAFFIC

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.

3 STORMWATER

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

3.2 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.

4 WATER

4.1 The existing water connection must remain. No additional connection is available;

4.2 Water saving devices shall be installed in toilets, bathrooms and basins; and

4.3 Any existing system that is to remain shall be upgraded to minimum municipal standards.

5 WASTEWATER SERVICES

5.1 The existing wastewater connection must be retained;

5.2 A fat trap must be provided with a minimum capacity of 1200 liter;

5.3 All the connections must be installed one meter inside the erf boundary of each portion; and

5.4 Any existing system that is to remain shall be upgraded to minimum municipal standards.

6 SOLID WASTE

6.1 *Application must be made for a business refuse bin; and*

6.2 The Municipality undertakes to remove household refuse in accordance with its by-laws and shall make its own arrangements for the removal of such household refuse.

7 DEVELOPMENT CHARGES

7.1 Based on the information provided in the application, the Development Charge payable by the developer is **R590 817.00 (Excl VAT)** as calculated on the attached DM Development Charges Calculator. The levy is valid until **30 June 2021** where after a new calculation is required. The value has been calculated as follows:

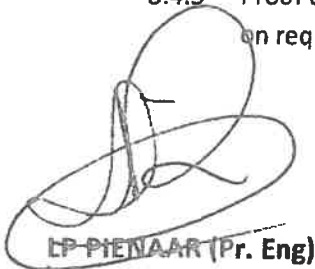
7.1.1 Water = R8 213.00

7.1.2 Sewer = R3 796.00

- 7.1.3 Roads =R552 308.00
- 7.1.4 Stormwater = R0.00
- 7.1.5 Solid Waste = R26 500.00

8 GENERAL

- 8.1 The applicant 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;
- 8.2 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;
- 8.3 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 8.4 The above conditions are to be complied with in stages.
- 8.4.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 8.4.2 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
- 8.4.3 Proof of compliance for the requirements associated with long term operations must be available on request.



LP PIENAAR (Pr. Eng)

MANAGER: INFRASTRUCTURE MANAGEMENT

I:\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2021\comments\Erf 28763 Amendment of conditions of approval.docx
LP/bvr



CAPE WINELANDS DISTRICT

MUNICIPALITY • MUNISIPALITEIT • UMASIPALA

NAVRAE/ENQUIRIES/IMBUZO:
TELEFOON/TELEPHONE/UMNXEBA:
FAKS/FAX/IFEKSI:
E-POS/E-MAIL/E-MAIL:
U VERW/YOUR REF/REF YAKHO:
ONS VERW/OUR REF/REF YETHU:

Mr. G. de Klerk
021 870 3205
021 872 1277
ga-v@capewinelands.gov.za
Erf. 28763 (9 Gant Street, De Zoete Inval, Paarl)
17/11/4/6

Alexanderstraat 46 Alexander Street
☒ 100
STELLENBOSCH
7599

Alle korrespondensie moet aan die Munisipale Bestuurder gerig word
All correspondence to be addressed to the Municipal Manager / Yonke imbalelwano mayithunyelwe kuMlawuli kaMasipala

04 February 2021

The Municipal Manager
Drakenstein Municipality
P.O. Box 1
Main Road
PAARL
7622

For Attention: Ms C. van der Bank

APPLICATION FOR AMENDMENT OF CONDITIONS OF APPROVAL, AMENDMENT OF APPROVED SITE DEVELOPMENT PLAN AND PERMANENT DEPARTURE IN TERMS OF SECTION 15 OF THE DRAKENSTEIN BY-LAW ON MUNICIPAL LAND USE PLANNING, 2018: ERF. 28763, 9 GANT STREET, DE ZOETE INVAL, PAARL

1. Your email dated 01 February 2021, about the above-mentioned, has reference.
2. An inspection of the said premises was conducted on 02 February 2021, to determine the extent to which the premises comply with the provisions of the Cape Winelands District Municipality's Municipal Health By-Law: Chapter 5 re Child Care Facilities and Institutions published in Extraordinary Provincial Gazette number 6696 of Monday, 15 February 2010.
3. At the time of an inspection, it has been found that the premises comply with the basic provisions as contained in Regulation 15 of the above-mentioned legislation.

4. **POPULATION:**

Maximum number of pre-school children (2 to 6 years) permitted per class:

Classroom 1 :	9.00m x 5.0m	= 45m ² ÷ 1.5	=	27 pupils
Classroom 2 :	10.0m x 6.0m	= 60m ² ÷ 1.5	=	37 pupils

TOTAL NUMBER OF PUPILS : 64

5. **SANITATION AND ABLUTION FACILITIES:**

Currently	Toilet Pans	Hand Wash Basins
Number of pupils: 52	3	3
Personnel: 4	1	1

6. **SUMMARY:**

Therefore, if the available free floor space and sanitary facilities are considered, this facility may accommodate the following maximum number of children as applied for:

Age Group	Number of Children
Pre-school (2 – 6 years):	60

7. The maximum permissible number of children per classroom, as set out in 4 above, may not be exceeded without the permission of this Department; and the division between the two classrooms may not exceed 60 children jointly.
8. You may contact me if you need further clarification or have any queries regarding the above-mentioned.

Yours faithfully.



G. DE KLERK
ENVIRONMENTAL HEALTH PRACTITIONER

Obo THE MUNICIPAL MANAGER