



# 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>	1794243
<b>Reference number:</b>	15/4/1 (31899) P (0411)
<b>Date:</b>	14 March 2022
<b>Subject:</b>	<b>APPLICATION FOR PROPOSED MIXED-USE DEVELOPMENT: ERF 31899 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 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 and or traffic calming measures.
- 1.3 *As per ITS parking motivation report (Ref CP1132 of 6 September 2021), the developer is responsible to provide 135 parking bays for the proposed GLA. The developer is allowed to provide 118 on-site parking bays for the development, with the remaining 17 parking bays to be provided on-street in Railway Street and Louws Avenue. These on-street parking bays have to be accessible to the public and the costs must be carried by the developer.*

- 1.4 ***The developer may upgrade the parking area to the north of the development, but all parking bays must remain public.***

## **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. The metered connection must be installed one meter inside the erf boundary;
- 3.2 All individual units and shops must be provided with a separate sub-meter;
- 3.3 Water saving devices shall be installed in toilets, bathrooms and basins;
- 3.4 ***Prior to the approval of any building and or civil plan, the developer shall submit a GLS water network analysis to this department for approval; and***
- 3.5 Any existing system that is to remain shall be upgraded to minimum municipal standards.

## **4 WASTEWATER SERVICES**

- 4.1 The applicant shall ensure adherence to the various conditions in the Drakenstein Municipality, Water Services By-law (2014) relating to wastewater effluent discharge;
- 4.2 ***The development will reuse the existing wastewater connection;***
- 4.3 ***Prior to the approval of any building and or civil plan, the developer shall submit a GLS wastewater network analysis to this department for approval; and***
- 4.4 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/body corporate in the development, for the removal of such household or business 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 Such collection shall be from individual a single centralised waste collection site for the development;
- 5.4 Provision should be made for a waste disposal facility and entrance to the development, with lockable gate for wheelie bins (240l bins) and recyclable bags equal to the number of dwellings and waste generated by the businesses;
- 5.5 A key should be provided to Drakenstein Municipality to be able to unlock door/gate to garbage area on collection days, from the kerbside;
- 5.6 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 Municipal refuse trucks will not enter the development to collect wheelie bins on collection days; and
- 5.8 ***The developer shall submit an Integrated Solid Waste Management Plan for approval by the department before the completion of the civil works.***

## **6 DEVELOPMENT CHARGES**

- 6.1 ***Based on the information provided in the application, a Development Charge (DC) is payable by the developer in accordance with Drakenstein Municipality's Development Charge Policy; and***
- 6.2 ***The calculated DCs will apply to the approved SDP provided in the application or final development should any changes occur. This department will investigate to what extent the developer is liable for the payment of DCs within the given legislative and policy frameworks.***

## **7 GENERAL**

- 7.1 Depending on the outcome of the GLS services analysis, a services agreement shall be entered into, prior to the start of construction, wherein shall be detailed the apportionment of funding of any new works common to the area, including but not limited to road network upgrading, sewerage treatment works upgrading, bulk water supply upgrading, sewage network upgrading;
- 7.2 ***When any service is to be taken over by Drakenstein Municipality, any damage 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;***
- 7.3 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;

- 7.4 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 7.5 The findings of the bulk service capacity analysis carried out by councils consultant GLS Engineers, needs to be implemented simultaneously with the development;
- 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 whole of the works shall fall under the control of a single project manager;
- 7.8 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;
- 7.9 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.10 A set of accurate as-built drawings as per Drakenstein Municipality: Civil Engineering Department's Standards must be submitted at the practical completion inspection; and
- 7.11 The above conditions are to be complied with in stages.
- 7.11.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 7.11.2 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
- 7.11.3 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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