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Civic Centre, Berg River Boulevard, Paarl 7646

Memo

To: EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE DEPARTMENT
(ATTENTION: C. VAN DER BANK)

From: MANAGER: INFRASTRUCTURE DEVELOPMENT

Enquiries: L. PIENAAR

Collaborator number: 1947790

Reference number: 15/4/1 (3396 & 31030) P (0673)

Date: 09 June 2023

Subject: APPLICATION FOR SUBDIVISION, CONSOLIDATION, REZONING &
PERMANENT DEPARTURE: ERVEN 3396 & 31030 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

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 as detailed in the Traffic Impact Assessment (TIA) of ITS dated November 2018.*

2 STORM WATER

- 2.1 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.

- 2.2 Any new storm water networks will be the responsibility of the developer, including all internal and bulk connectors;
- 2.3 Pollution control measures to mitigate chemical and solid pollution must be provided at inlet and outlet structures as may be relevant;
- 2.4 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;
- 2.5 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 $0.02\text{m}^3/\text{m}^2$ roof area; and
- 2.6 *The developer will be responsible to implement the findings of the SWMP of Triple 3 group dated 28 February 2023.*

3 WATER

- 3.1 The development will be provided with bulk metered connections at actual cost;
- 3.2 All individual portions must be provided with a separate water connection and a separate water meter to municipal specifications;
- 3.3 All 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 All individual portions must be provided with a separate wastewater connection;
- 4.2 All the connections must be installed one meter inside the erf boundary of each portion; and
- 4.3 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 Such collection shall be from individual 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 per development;
- 5.5 A key should be provided to Drakenstein Municipality to be able to unlock the 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 be provided with 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;
- 5.8 The Developer shall indemnify the Municipality from any damages caused as a result in rendering the refuse removal service; and
- 5.9 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, the Development Charge payable by the developer is **R2,071,442.00 (Excl VAT)**. The levy is valid until **30 June 2023** where after a new calculation is required. The value has been calculated as follows:

- 6.1.1 Water = R 467,700.00
 6.1.2 Sewer = R 257,474.00
 6.1.3 Roads = R 859,344.00
 6.1.4 Stormwater = R 231,448.00
 6.1.5 Solid Waste = R 255,475.00

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 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, sewerage treatment works upgrading, bulk water supply upgrading, sewage network upgrading;

- 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 Where applicable all water network, (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), sewer network, stormwater network and road network components shall be a private combined system and shall be indicated as such on all documents and plans;
- 7.11 All private combined systems (including but not limited to water, sewer, stormwater, roads, irrigation, etc.) shall be the joint and several 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;
- 7.12 A comprehensive operational infrastructure management plan shall be drawn up and submitted for approval by the Civil Services Department;
- 7.13 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
- 7.14 The above conditions are to be complied with in stages.

- 7.14.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 7.14.2 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
- 7.14.3 Proof of compliance for the requirements associated with long term operations must be available on request.



T.P. PIENAAR (Pr. Eng)

ACTING EXECUTIVE DIRECTOR: ENGINEERING SERVICES

I:\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2023\comments\Erven 3396 & 31030 Paarl - Application for Subdivision, Consolidation, Rezoning & Permanent Departure.docx

LP/gm



Enquiries: L Laing
Contact number: 021 807 4664/4684
Reference: 5/7/2/1/202223/007
Date: 30 July 2022

Converge Consulting Building Services Engineers
Ebden House Belmont Park
Belmont Road
RONDEBOSCH
7701

Attention: Mr. D. Bright

Dear Sir

**CONFIRMATION OF ELECTRICITY CAPACITY FOR THE PROPOSED PICARDIE DEVELOPMENT,
LABORIE STREET, ERVEN 3396 & 31032, PAARL**

Your letter dated 25 July 2022 refers.

The proposed development's capacity requirement as stipulated by you is 230kVA.

Drakenstein Municipality confirm that there is sufficient power available at our existing secondary Tabak 11kV switching station. The availability however on the 11kV network require upgrading in order to ensure the required load of 230kVA. The 11kV ring feeds from Tabak 11kV secondary switching station, as part of the master planning, will be upgraded to create spare capacity subject to available funding.

The existing electrical reticulation crossing the proposed development must be dismantled and removed, as such to form a single bulk supply to erven 3396 and 31032 that will form part of the future gated village. The previous mentioned electrical reticulation will be demolish at the cost of the developer. Service servitudes will also have to be included in the layout of the development plans with respect to any service(s) crossing the development or erven.

A single high tension bulk supply will be provided at 11kV from Laborie Street at a suitable position, with twenty four hour access for maintenance purposes.

Any other existing services that needs to be relocated to new positions, will be for the cost of the developer.

The developer will be responsible to pay service connection, linkage and network recovery cost charges for this development. A formal development approval, which includes the related cost and conditions of the development, can only be revise on request from the developer on a formal application. The latter information will include development reticulation plans and introduction towards the development with load calculations and construction phases.

The developer is required to include measures to improve energy efficiency for this development to reduce consumption of electricity.

Office hours: (08:00 – 13:00 and 13:00 – 16:45, Fridays – 15:30).

This letter will be valid until 30 June 2023.

Yours Sincerely

MR. L. LAING
MANAGER: PLANNING & CUSTOMER SERVICES
I:\Beplan3\Correspondence\202223\Cor007



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 Civic Centre, Berg River Boulevard, Paarl 7646

Memo

To:	Manager: Land Use Planning and Surveying (Attention: C. van der Bank)
From:	Manager: Environmental Management
Enquiries:	C. Cupido
Collaborator number:	1971335
Reference number:	15/4/1 (3396) P
Date:	10 August 2022
Subject:	COMMENT: APPLICATION FOR SUBDIVISION, CONSOLIDATION, REZONING AND DEPARTURES REMAINDER ERF 3396 AND 31030, PAARL

It is noted that the application is for:

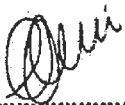
- Subdivision of Remainder Erf 3396 into two portions, being subdivided Portion A equating to approximately 4,1ha and the remainder of Remainder Erf 3396 equating to approximately 18ha;
- Consolidation of Subdivided Portion A (± 4.1 ha) and Erf 31030 (± 157 m²);
- Rezoning of the Consolidated land portion ($\pm 4,1$ ha) from Agricultural Zone and Proposed Road and Conventional Residential to Subdivisional Area;
- Subdivision of the Subdivisional area as indicated on Subdivision Plan No 7;
- Permanent departure pertaining to the eastern common boundary of remainder of Remainder Erf 3396 as indicated on Plan No 8 (Development Parameters, Servitudes and Building Lines);
- Permanent departure pertaining to proposed subdivided Erf No. 40 (Open Space Zone to be used as Private Road) as indicated on Plan No 8 (Development Parameters, Servitudes and Building Lines);
- Permanent departure pertaining to proposed subdivided Erf 41 (Open Space Zone to be used as Estate Maintenance / Refuse Building) as indicated on Plan No 8 (Development Parameters, Servitudes and Building Lines);
- Registration of a Servitude Right of Way (± 703 m²) over proposed subdivided Erf No 40 (Private Road);
- Registration of Services Servitudes (sewer and stormwater services);
- The Approval of the Site Development Plan (Ref. 18003-SDP-REV11);
- Approval of the development to be known as Laborie Et Picardie;
- Approval of the Landscaping Guidelines (Ref. 18.084.PVA LCP Rev10);
- Approval of the Architectural Design Guidelines (Draft 13_22/02/2022);
- Approval for the Streetnames- and Numbering as depicted on the attached Streetname- and Numbering Plan No. 9;

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- Application in terms of Section 15(2)(r) for the approval of the Laborie Et Picardie Owner's Association Constitution;
- Approval / Consent for the cancellation of the Notarial Tie (K994/2015S) between Remainder Erf 3396 and Erf 31030.

This Section provided comment on the Draft Basic Assessment Report (DBAR) for the Proposed Residential Development on Erf 3396 and Erf 31030 Picardi Farm Paarl and submitted comments to the appointed EAP on 24 May 2021 and 31 May 2022. Further comments on this particular land use planning application is that any noise complaints arising from the proposed function venue shall be dealt with in terms of the Home Owners Association of the proposed development.

Yours faithfully



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C. WINTER
MANAGER: ENVIRONMENTAL MANAGEMENT