

Memo

To:	EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT (ATTENTION: C van der Bank)
From:	MANAGER: INFRASTRUCTURE MANAGEMENT
Enquiries:	L. PIENAAR
Collaborator number:	1560548
Reference number:	15/4/1 (34982) P (1569)
Date:	21 September 2021
Subject:	APPLICATION IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BY-LAW ON MUNICIPAL LAND USE PLANNING, 2018 FOR CONSENT TO USE A PORTION OF ERF 34982 PAARL FOR A FUEL STATION (A PORTION OF ERF 16161 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 *The Provincial Roads Engineer has no objection to the land use application for consent use for a fuel station on erf 34982 as described in the application. Note that this approval is subjected to conditions stipulated in the Provincial Roads Engineers letter with reference TPW/CFS/RP/LUD/BPL – 10/73 (Job 27596) dated 27 July 2021 and must be implemented and adhered to; 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) done by ITS with reference ITS 4183, dated 9 April 2020.*

2 STORMWATER

- 2.1 Any new stormwater networks will be the responsibility of the developer, including all internal and bulk connectors;
- 2.2 Pollution control measures to mitigate chemical and solid pollution must be provided at inlet and outlet structures as may be relevant;
- 2.3 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
- 2.4 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 fuel station will be provided with a separate water connection and a separate water meter to municipal specifications as per approved civil plans for the greater shopping centre development;***
- 3.2 All the metered connections must be installed one meter inside the erf boundary;
- 3.3 Water saving devices shall be installed in toilets, bathrooms and basins;
- 3.4 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
- 3.5 Any existing system that is to remain shall be upgraded to minimum municipal standards.

4 WASTEWATER SERVICES

- 4.1 ***The fuel station will be provided with a separate wastewater connection to municipal specifications as per approved civil plans for the greater shopping centre development;***
- 4.2 The connections must be installed one meter inside the erf boundary;
- 4.3 A connection manhole must be constructed at the connection point to a maximum depth of 1m; and
- 4.4 Any existing system that is to remain shall be upgraded to minimum municipal standards.

5 SOLID WASTE

- 5.1 ***The developer shall submit an Integrated Solid Waste Management Plan for approval by the department before the completion of the civil works;***
- 5.2 The Municipality undertakes, after the proclamation of the development, to remove refuse in accordance with its by-laws and shall make its own arrangements with the body corporate of the development, for the removal of such household refuse;

- 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 Such collection shall be from an individual single centralised waste collection site for the development;
- 5.5 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 as stipulated in the approved Solid Waste Management Plan;
- 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;
- 5.7 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; and
- 5.8 Municipal refuse trucks will not enter the development to collect wheelie bins on collection days.

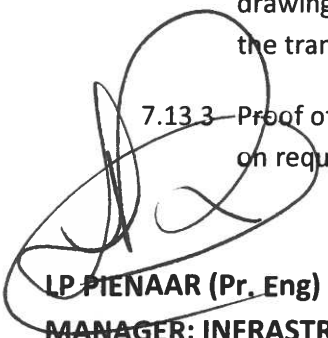
6 BULK INFRASTRUCTURE CONTRIBUTION LEVY (BICL)

- 6.1 ***Based on the information provided in the application, BICLs are payable by the developer. The amount payable for the fuel station is included in the calculation for the greater shopping centre development. The total amount for the entire development is displayed under condition 7 in the approval memo for the shopping centre with reference 15/4/1 (34982) P (0235) dated 29 January 2020. Take note that the amounts displayed in the memo have lapsed and a recalculation will be done on request.***
- 6.2 Note that the BICLs 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 BICL within the given legislative and policy frameworks.

7 GENERAL

- 7.1 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 The developer is responsible for the payment of Bulk Infrastructure Levy (water, sewer, stormwater, 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 The findings of the bulk service capacity analysis carried out by councils consultant GLS Engineers, needs to be implemented simultaneously with the development;

- 7.5 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;
- 7.6 The whole of the works shall fall under the control of a single project manager;
- 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 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
- 7.13 The above conditions are to be complied with in stages.
 - 7.13.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
 - 7.13.2 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
 - 7.13.3 Proof of compliance for the requirements associated with long term operations must be available on request.



LP PIENAAR (Pr. Eng)

MANAGER: INFRASTRUCTURE MANAGEMENT