

Memo

To:	EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT (ATTENTION: JEREMY PEKEUR)
From:	MANAGER: INFRASTRUCTURE MANAGEMENT
Enquiries:	L. PIENAAR
Collaborator number:	
Reference number:	15/4/1 (406, 5025 & 7994) W (0213)
Date:	09 March 2021
Subject:	APPLICATION FOR THE APPROVAL OF THE CONSOLIDATION OF ERF 406, 5025 & 7994, WELLINGTON

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; and
- 1.2 Access onto the R45 to be as per the Provincial Roads Engineers conditions with reference TPW/CFS/RP/LUD/REZ/SUB – 10/421 (Job 28142) dated 16 November 2020.

2 TRAFFIC

- 2.1 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 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;
- 3.2 Any new stormwater networks will be the responsibility of the developer, including all internal and bulk connectors;
- 3.3 Pollution control measures to mitigate chemical and solid pollution must be provided at inlet and outlet structures as may be relevant;
- 3.4 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; and
- 3.5 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 0.02m³/m² roof area.

4 WATER

- 4.1 Water saving devices shall be installed in toilets, bathrooms and basins; and
- 4.2 Any existing system that is to remain shall be upgraded to minimum municipal standards.

5 WASTEWATER SERVICES

- 5.1 The applicant shall ensure adherence to the various conditions in the Drakenstein Municipality, Water Services By-law (2014) relating to wastewater effluent discharge;
- 5.2 The holder of a permit issued in terms of section 75(1) of the Drakenstein Municipality, Water Services By-law (2014) shall provide a sampling point suited to take representative samples of the industrial wastewater effluent to be discharged into the wastewater disposal system and to the satisfaction of an authorised official in respect of the industrial premises concerned;
- 5.3 ***The applicant must amend the industrial wastewater effluent permit with the Wastewater Services Department;***
- 5.4 ***A 4 meter wide services servitude must be registered over the exiting municipal wastewater pipe crossing erf 406 & 7994 in favour of Drakenstein Municipality at the cost of the developer; and***
- 5.5 Any existing system that is to remain shall be upgraded to minimum municipal standards.

6 SOLID WASTE

- 6.1 The Municipality undertakes, to remove household refuse in accordance with its by-laws and shall make its own arrangements with the owner, for the removal of such refuse;
- 6.2 ***It will be the developer's responsibility to remove any industrial refuse from the erf and shall make its own arrangement with a private contractor for the removal of such refuse;***

6.3 *The developer shall ensure that the private contractor used is registered on the municipality's database; and*

6.4 On refuse removal days, the owner will be responsible to ensure that their bins for household refuse are placed on the sidewalks to be serviced.

7 DEVELOPMENT CHARGES

7.1 Based on the information provided in the application, no development Charges are payable by the developer; and

7.2 *Note that if the developer wishes to increase the Gross Leasable Area of the development in future, the Development Charge will be calculated as per amended site development plan.*

8 GENERAL

8.1 *Depending on the scale of expansion in future of the development, additional civil engineering specialist reports may be requested by this department when the developer wishes to increase the Gross Leasable Area;*

8.2 The developer is responsible for the funding of all connections to the bulk services and all internal works;

8.3 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;

8.4 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;

8.5 The above conditions are to be complied with in stages.

8.5.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;

8.5.2 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

8.5.3 Proof of compliance for the requirements associated with long term operations must be available on request.



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MANAGER: INFRASTRUCTURE MANAGEMENT

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