



Memo

To: EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT
(ATTENTION: J PEKEUR)

From: MANAGER: INFRASTRUCTURE MANAGEMENT

Enquiries: L. PIENAAR

Collaborator number:

Reference number: 15/4/1 (923) G (2364)

Date: 26 September 2019

Subject: SUBDIVISION AND CONSOLIDATION OF ERF 923, GOUDA

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 A right of way servitude to be provided over the Remainder in favour of portion A.

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 Any new stormwater networks will be the responsibility of the developer, including all internal and bulk connectors;
- 3.2 Contaminated run-off (storm water, etc) must be disposed of in such a manner so as not to cause any pollution to surface, ground water or create a nuisance;
- 3.3 Any organic waste (manure, compost, etc.) must be stored in such a way so that between removals there shall be no chance of polluted storm water run-off taking place, especially during the rainy season;
- 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 No water connection available;
- 4.2 All potable water supplied to consumers on the erf shall comply with SANS 241 as amended. Proof of compliance test no older than 6 months must be available on request. All testing must be done by an accredited service provider;
- 4.3 The developer will be required to connect to future Drakenstein Municipal networks when it is provided;
- 4.4 Water saving devices shall be installed in toilets, bathrooms and basins; and
- 4.5 Any existing system that is to remain shall be upgraded to minimum municipal standards.

5 WASTEWATER SERVICES

- 5.1 The developer will be responsible to connect to future municipal networks when it is provided;
- 5.2 No new septic tanks allowed, all old/existing septic tank and soakaway systems must comply with the Water Research Commissions Report TT 114/99. No conservancy tank will be allowed within 100m of the 1:50 year flood line;
- 5.3 The municipality cannot guarantee a tanker service at all times and the owner remains responsible for the servicing of the conservancy tank. Any private company used must be registered with the Municipality and must provide the owner of an invoice for services rendered. All invoices must be submitted on a monthly basis to the Waste Water Services section as proof of compliance;
- 5.4 Any upsizing and/or upgrading required will be for the developer account; 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, after the proclamation, to remove household refuse in accordance with its by-laws and shall make its own arrangements with the occupants of erven, for the removal of such household refuse; and
- 6.2 On refuse removal days, the residents will be responsible to ensure that their bins are placed on the sidewalk to be serviced.

7 DEVELOPMENT CHARGES

- 7.1 Based on the information provided in the application, no Development Charges are payable by the developer.

8 GENERAL

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

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water affairs

Department:
Water Affairs
REPUBLIC OF SOUTH AFRICA

ANNEXURE B

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Enquires: Blantina Masela,
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Attention: Mr J Pekeur

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



Dear Sir

PROPOSED SUBDIVISION: ERF 923, GOUDA

The report dated 05 September 2013 with your Reference no. 15/4/1 (923)G x LS2284 refers.

The Department does not object to the proposed application as no change of services and land uses are proposed due to the proposed subdivision.

The following conditions must be adhered to all the times.

1. If any property that receives water from an Irrigation Board or Water User Association is subdivided, sold or consolidated, the Board or Association and the Department must be notified within sixty (60) days after the said transaction took place.
2. Please note that if this subdivision will affect the allocation of water use as registered by the Department, the owner(s) of the new property (ies) must enter into a written mutual agreement to determine each property's share in any allocated water or water use and must be communicated to.
3. No abstraction of surface water or ground water may take place without the prior authorisation from the Department, unless it is a Schedule 1 use or an Existing Lawful Use.
4. Any water use activity that is not a Schedule 1 water use must be registered and authorised with the Department in terms of Section 22 of the National Water Act, 1998 (Act 36 of 1998).
5. All relevant sections and regulations of the National Water Act, 1998 (Act 36 of 1998) regarding water use must be adhered to.

Should there be any queries, please do not hesitate to contact this office.

Yours faithfully

W. Strauss
CHIEF DIRECTOR: WESTERN CAPE

DATE: 2 October 2013