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# Memo

<b>To:</b>	<b>EXECUTIVE DIRECTOR: PLANNING &amp; ECONOMIC DEVELOPMENT (ATTENTION: E CYSTER)</b>
<b>From:</b>	<b>MANAGER: INFRASTRUCTURE MANAGEMENT</b>
<b>Enquiries:</b>	L. PIENAAR
<b>Collaborator number:</b>	1696222
<b>Reference number:</b>	15/4/1 (F1731/5) P (1110)
<b>Date:</b>	01 September 2022
<b>Subject:</b>	<b>FARM 1731 PORTION 5 APPLICATION FOR CONSENT USE</b>

This department has no objection to this proposed application and previous memorandum, referenced 15/4/1 (F1731/5) P (2275) dated 14 December 2021, remains applicable.

**LP PIENAAR (Pr. Eng)**

**MANAGER: INFRASTRUCTURE DEVELOPMENT**

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# Memo

**To:** EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT  
(ATTENTION: C van der Bank)  
**From:** MANAGER: INFRASTRUCTURE MANAGEMENT  
**Enquiries:** L. PIENAAR  
**Collaborator number:**  
**Reference number:** 15/4/1 (F1731/5) P (2275)  
**Date:** 14 December 2021  
**Subject:** APPLICATION FOR CONSENT USE: FARM 1731 PORTION 5, 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;
- 1.2. *Access is onto a proclaimed road, therefore the Provincial Road Engineer's approval is required;*
- 1.3. *Any alterations to the existing road network will be the responsibility of the developer, including design, approval and construction of any additional traffic control and or traffic calming measures as detailed in the Traffic Impact Assessment (TIA) by Sturgeon Consulting with reference STUR0313 dated March 2021; and*
- 1.4. *Foliage maintenance on the Sonstraal/Hawequa Bos Roads will be the responsibility of the developer.*

### 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 1:5 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;
- 2.3. Contaminated run-off (washing water, stormwater, etc) must be disposed of in such a manner so as not to cause any pollution to surface, groundwater or create a nuisance; 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 0.02m<sup>3</sup>/m<sup>2</sup> roof area.

### **3. WATER**

- 3.1 ***No water connection available;***
- 3.2 All potable water supplied to consumers on the farm 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;
- 3.3 The developer will be required to connect to future Drakenstein Municipal networks when it is provided;
- 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;
- 3.6 Any upsizing and/or upgrading required will be for the developer account;
- 3.7 ***Water services intermediary agreement to be entered into with Drakenstein Municipality; and***
- 3.8 ***Any abstraction from any natural water source on the property must be metered (type of meter to be confirmed by the Department of Water and Sanitation.).***

### **4. WASTEWATER SERVICES**

- 4.1 The developer will be responsible to connect to future municipal networks when it is provided;
- 4.2 The developer shall be responsible to adhere to all conditions in terms of the Drakenstein Municipality, Water Services By-law (2014);
- 4.3 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;
- 4.4 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;
- 4.5 Any upsizing and/or upgrading required will be for the developer account; and

4.6 Any existing system that is to remain shall be upgraded to minimum municipal standards;

## **5. SOLID WASTE**

5.1. All solid waste disposal shall comply with, the National Environmental Management Waste Act 59 of 2008. Proof of compliance must be available on request;

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; and

5.3. The developer shall indemnify the municipality from any damages caused as a result in rendering the refuse removal service.

## **6 DEVELOPMENT CHARGES**

6.1 Based on the information provided in the application, Development Charges (DC) are payable by the developer. The value of the DC will be calculated when a more detailed Site Development Plan (SDP) is provided.; and

6.2 Note that the Development Charge 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 Development Charges within the given legislative and policy frameworks.

## **7 GENERAL**

7.1 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;

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

7.3 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;

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


7.5 The above conditions are to be complied with in stages;

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

7.5.2 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

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

A handwritten signature in black ink, appearing to read 'I.P. PIENAAR', written over a faint circular stamp or watermark.

**I.P. PIENAAR (Pr. Eng)**

**MANAGER: INFRASTRUCTURE MANAGEMENT**

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