



DRAKENSTEIN
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21 MAY 2018
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Memo

To:	EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT (ATTENTION: E.J. CYSTER)
From:	SENIOR MANAGER: CIVIL ENGINEERING SERVICES
Enquiries:	L. PIENAAR
Collaborator number:	
Reference number:	15/4/1 (F180/17) P (804)
Date:	30 April 2018
Subject:	COMMENTS : APPLICATION FOR REZONING: FARM 180/17, 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

INFORMATION REQUIRED/OUTSTANDING

1. 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 is onto a proclaimed road, approval from the Provincial Roads Engineer is required.

2 TRAFFIC

- 2.1. Any alterations to the existing road network will be the responsibility of the developer, including traffic impact assessment, 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 Pollution control must be instituted at all stormwater outfalls;
- 3.3 Only pre-development run off will be accepted into the existing system. To this end calculations should be done for a minor storm to accommodate a 1:10 year flood;
- 3.4 The disposal of any contaminated run-off (washing water, 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;
- 3.5 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; and
- 3.6 Provision must be made for an effective rain water 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.

4 WATER

- 4.1 All potable water supplied to all consumers on the farm shall comply with SANS 241 as amended. Proof of compliance to be submitted to Civil Engineering Services Department;
- 4.2 Water saving devices shall be installed in toilets, bathrooms and basins;
- 4.3 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
- 4.4 Any existing system that is to remain shall be upgraded to minimum municipal standards.

5 SEWER

- 5.1 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. Proof of compliance to be submitted to Civil Engineering Services Department;

- 5.2 Note that the municipality cannot guarantee a tanker service at all times and the owner remains responsible for the servicing of the conservancy tank;
- 5.3 The Operation and Management system must be discussed with and approved by Drakenstein Municipality Civil Engineering Services Department;
- 5.4 Any existing system that is to remain shall be upgraded to minimum municipal standards; and
- 5.5 Any on-site treatment works will need to be preceded by the all the necessary authorisations prior to the approval of any construction/building plan and be completed prior to any occupancy certificate being issued.

6 WASTE

- 6.1 All solid waste disposal shall comply with, the National Environmental Management Waste Act 59 of 2008. Proof of compliance to be submitted to the Civil Engineering Services Department; and
- 6.2 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.

7 PARKS and RECREATION (Requirements for the development of Public Open Spaces)

- 7.1 Nil.

8 DEVELOPMENT CONTRIBUTION/BICL'S

- 8.1 The developer may be liable to pay a Development Contribution. The value is to be calculated once a detailed Site Development Plan (SDP) is made available.

9 GENERAL

- 9.1 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;

- 9.2 All works where applicable shall be constructed as per Drakenstein Municipality : Civil Engineering Departments standards;
- 9.3 The above conditions are to be complied with in stages;
- 9.3.1 Requirements associated with preparation of plans, drawings, permits, agreements and approvals. These shall be complied with prior to construction;
- 9.3.2 Requirements associated with the completion of construction, development contributions, 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;
- 9.3.3 Requirements associated with the long term operations. Proof of compliance must be available on request.



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SENIOR MANAGER: CIVIL ENGINEERING SERVICES

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