



NOT A SCALE PLAN MADE BY ENGINEERING OR UNDERWRITING AND OR SURVEYING
NOTE ALL MEASUREMENTS APPROXIMATE AND SUBJECT TO SURVEYING

REVISIONS

NO	DATE	DESCRIPTION
01	21 JULY 2020	REVISE PORTION NUMBERS
02	28 JULY 2020	EXCLUDE 234M FROM APPLICATION, REVISE LAND USE TABLE

N4PLAN AFRICA
INNOVATIVE PLANNING SOLUTIONS
Cell: 082 409 5893

PAARL
Remainder of Farm 486
Proposed Subdivision Plan

DATE	BY	DATE	BY
28 JULY 2023	AV		
		28 JULY 2023	TS

C0008 - S2 - 01



DRAKENSTEIN
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Memo

To: EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT
(ATTENTION: E. CYSTER)

From: MANAGER: INFRASTRUCTURE MANAGEMENT

Enquiries: L. PIENAAR

Collaborator number: 1735157

Reference number: 15/4/1 (F486/0) P (1530)

Date: 15 September 2021

Subject: APPLICATION FOR SUBDIVISION, REZONING AND CONSENT USE FOR A
CEMETERY: FARM 486/0 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. As access is onto a proclaimed road, the Provincial Road Engineer's approval is required; and
- 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 Statement (TIS) of UDS Africa with reference: UDS349/Reports/TIS dated 8 December 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;
- 2.4. 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;
- 2.5. 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
- 2.6. 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 ***A 15mmØ water connection can be provided for the cemetery at actual cost and will be located at the end of the existing municipal watermain. It is recommended that the consumer provide a 40mmØ to 63mmØ HDPE PN12.5 SANS approved pipe from the municipal water connection point;***
- 3.2 ***A servitude of 0.5m - 1m must be registered over Farms 486/18, 486/19, 486/20, 486/12, 501/22 and 501/20 in favour of Farm 501/15 Paarl. Proof of the registrations must be provided before water connections can be approved by the Municipality;***
- 3.3 ***Note that the municipal water main is connected to a booster pump and is also depended on electricity. The consumer must therefore have a 48 hours holding tank as retention (this equates to 3500 liters for the site);***
- 3.4 ***No private connection will be provided over Farm 486/0 Paarl;***
- 3.5 ***All wayleave applications and approvals must be obtained by the consumers before any excavation is done. Works in the road reserves of Winelands District Municipality must be undertaken by an approved civil contractor;***
- 3.6 Water saving devices shall be installed in toilets, bathrooms and basins;
- 3.7 Any existing system that is to remain shall be upgraded to minimum municipal standards;
- 3.8 Any upsizing and/or upgrading required will be for the developer account;

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; and
- 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.

6 DEVELOPMENT CHARGES

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

7 GENERAL

- 7.1 ***When any service is to be taken over by Drakenstein Municipality, any damaged caused due to the construction of houses or any other construction activity shall be repaired by the Developer. Failure to do so will result in clearances and occupation certificates being withheld and remedial works shall be done by Drakenstein Municipality for the cost of the developer;***
- 7.2 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;
- 7.3 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 7.4 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;
- 7.5 The whole of the works shall fall under the control of a single project manager;

- 7.6 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;
- 7.7 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.8 A comprehensive operational infrastructure management plan shall be drawn up and submitted for approval by the Civil Services Department;
- 7.9 A set of accurate as built drawings as per Drakenstein Municipality: Civil Engineering Department's Standards must be submitted at the practical completion inspection;
- 7.10 The above conditions are to be complied with in stages;
- 7.10.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 7.10.2 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
- 7.10.3 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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LP/gm



Enquiries: L. Laing
Contact number: 021 807 4660
Reference: 5/7/2/1/202021/444
Date: 23 June 2021

DM Consulting Engineers Cape (Pty) Ltd
The Cliffs 2, Office 110
Tygerfalls
3 Niagara Road
BELLVILLE
7530

Attention: CP Labuschagne

Dear Sir

CONFIRMATION OF ELECTRICITY CAPACITY FOR THE PROPOSED CEMETERY, ERF 486, PAARL

Your request dated 21 June 2021 refers.

The proposed development's capacity requirement as stipulated by you is 16kVA.

Drakenstein Municipality confirm that there is sufficient power available to accommodate the required load.

Attached, please find the existing 11kV overhead reticulation indicating various transformers feeding different erven. It must be noted that a proposed step down transformer must be installed for the required load. It may alter if adjacent owners give consent to upgrade a suitable positioned transformer to allow for multiple meters to be installed underneath the transformer station provided that the service or services is registered in a service servitude and that the Manager: Planning and Customer Services approve such request.

The layout refer to proposed 30m high mast lighting which may trigger a submission for an environmental impact study. The previous mentioned is however not recommended by the department and request that the proposal is reconsider to a more standardize installation for the purpose of lighting the road and parking areas. This will also reduce maintenance and future capital replacement costs.

The service connection for the required load of 16KVA is budgeted for R128 000.00 (excluding VAT). The respective department will be responsible to budget for the amount as indicated above which will compensate towards purchasing the material to carry out the necessary work.



The respective department or appointee will be responsible to carry all cost of the electrical installation for the proposed cemetery. All upgrade and service costs must be paid at the finance section in cash before any service connection may be rendered.

A consultant will have to make contact with the Electro-Technical Services Department (Manager: Planning and Customer Services) regarding the approval of the proposed electrical reticulation.

Should the proposed project proceed, provided that all relevant approvals has been given, a formal quotation with conditions on application shall be provided to such applicant.

The appointed electrical consultant is required to include measures to improve energy efficiency for this development to reduce consumption of electricity.

Yours faithfully

L LAING

MANAGER: PLANNING AND CUSTOMER SERVICES

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