

Memo

To:	EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT (ATTENTION: C. VAN DER BANK)
From:	MANAGER: INFRASTRUCTURE MANAGEMENT
Enquiries:	L. PIENAAR
Collaborator number:	1609175
Reference number:	15/4/1 (F811/38) P (0572)
Date:	01 September 2020
Subject:	GREEN SCHOOL: AMENDMENT OF CONDITIONS OF APPROVAL: FARM 811/38, 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.

This memorandum replaces our previous comments referenced 15/4/1 (F811/38) P (0662) dated 08 March 2019.

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. *Conditions from the Provincial Roads Engineer (PRE) as stated in the letter referenced 16/9/6/1-10/322 (Job 26804) dated 18 September 2019 must be adhered to, with specific reference to clause 14.2, relating to the 15m public servitude road, before the approval of phase 2 building plans and/ or the number of learners reaching 170.*

- 1.3. ***Subsequent to deferment of the registration of the public right of way servitude or public street through the property, conditions as set on paragraphs 6 & 7 of the letter from PRE referenced 16/9/6/1-10/322(job26804), dated 17 January 2020 must be adhered to.***
- 1.4. ***The Roads, Stormwater and Traffic Department is currently busy with an access study for all new developments in the vicinity of the R45/MR191. This study may recommend alternative access arrangements than what is proposed under 1.2 above. The developer will therefore be required to adhere at his own cost to any alternative recommendations emanating from this study.***

2. TRAFFIC

- 2.1. 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.

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 measures to mitigate chemical and solid pollution must be provided at inlet and outlet structures as may be relevant;
- 3.3. 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;
- 3.4. 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; 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 ***Department of Water and Sanitation (DWS) comments and approval are required for the proposed treatment works prior to approval of any civil or building plans;***
- 4.2 ***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;***
- 4.3 ***In the case where water sources are depleted, the developer will cart portable water to the development on his own cost.***
- 4.4 ***The developer must enter into an intermediary agreement with Drakenstein Municipality with relation to the water supplied on site;***
- 4.5 ***The development must be provided with a 48 hour fire storage capacity;***

4.6 *All above ground storage tanks to be covered with a roof structure;*

4.7 The developer will be required to connect to future Drakenstein Municipal networks when it is provided; and

4.8 Water saving devices shall be installed in toilets, bathrooms and basins.

5. WASTEWATER SERVICES

5.1 *Department of Water and Sanitation (DWS) comments and approval are required for the proposed Package Treatment plant prior to approval of any civil or building plans;*

5.2 The developer will be responsible to connect to future municipal networks when it is provided;

5.3 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;

5.4 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;

5.5 The Operation and Management system must be discussed with and approved by Drakenstein Municipality Civil Engineering Services Department; and

5.6 Any upsizing and/or upgrading required will be for the developer account.

6. SOLID WASTE

6.1. 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

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 DEVELOPMENT CHARGES

7.1 Based on the information provided in the application, the Development Charge are payable by the developer. Development Charges will be calculated when a more detailed SDP is submitted.

8 GENERAL

8.1 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;

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 The whole of the works shall fall under the control of a single project manager;
- 8.5 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;
- 8.6 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 8.7 A comprehensive operational infrastructure management plan shall be drawn up and submitted for approval by the Civil Services Department;
- 8.8 A set of accurate as built drawings as per Drakenstein Municipality: Civil Engineering Department's Standards must be submitted at the practical completion inspection;
- 8.9 The above conditions are to be complied with in stages;
- 8.9.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 8.9.2 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
- 8.9.3 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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