



# Memo

<b>To:</b>	EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT <b>(ATTENTION: C. VAN DER BANK)</b>
<b>From:</b>	MANAGER: INFRASTRUCTURE MANAGEMENT
<b>Enquiries:</b>	L. PIENAAR
<b>Collaborator number:</b>	1323783
<b>Reference number:</b>	15/4/1 (F915/0) P (0825)
<b>Date:</b>	31 May 2021
<b>Subject:</b>	<b>APPLICATION FOR REZONING, SUBDIVISION AND CONSENT USE: FARM 915 PORTION 0 PAARL</b>

**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. *All conditions as per Provincial Roads Engineers letter 16/9/6/1-10/259 (Job 15137) dated 14 December 2018 and 12 February 2019 must be adhered to.*

### 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 as detailed in the Traffic Impact Assessment (TIA) by ICE group dated 3 October 2018.*

### 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 1:5 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;
- 3.4. 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;
- 3.5. ***A Stormwater Management Plan must be submitted to this department for approval prior to the approval of any building and or civil plans; and***
- 3.6. 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 0.02m<sup>3</sup>/m<sup>2</sup> roof area.

### 4. WATER

- 4.1 ***The developer will be required to connect to future Drakenstein Municipal networks when it is provided;***
- 4.2 ***The developer shall adhere to all conditions of the Drakenstein Municipality, Water Services By-law (2014) or where amended;***
- 4.3 ***The connection to the Wemmershoek pipeline should be done via consultation and approval from City of Cape Town;***
- 4.4 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;
- 4.5 Water saving devices shall be installed in toilets, bathrooms and basins;
- 4.6 Any existing system that is to remain shall be upgraded to minimum municipal standards;
- 4.7 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;
- 4.8 ***Should on-site water resources be utilised for the development, the developer shall be required to enter into a water services intermediary agreement with Drakenstein Municipality; and***
- 4.9 ***Any abstraction from any natural water source on the property must be metered (type of meter to be confirmed by Department of Water and Sanitation.)***

## **5. WASTEWATER SERVICES**

- 5.1 *The developer will be responsible to connect to future municipal networks when it is provided;*
- 5.2 *The developer shall adhere to all conditions of the Drakenstein Municipality, Water Services By-law (2014);*
- 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 *Any on-site treatment works will require the necessary authorisations, prior to the approval of any construction/building plan and be completed prior to any occupancy certificate being issued; and*
- 5.6 Any existing system that is to remain shall be upgraded to minimum municipal standards;
- 5.7 *The on-site treatment works needs to be notarially tied in the title deeds of Farm 915/0 and Farm 1337/0 Paarl, if the treatment works will be servicing both properties, ensuring that in the event that one of the properties being sold, that farms still have access to the treatment works*

## **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, Development Charges 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 Where applicable all water network, sewer network, stormwater network and road network components (downstream of the valve immediately upstream of the bulk water meter, upstream of the connection to the existing system or intersection point with the existing road) shall be a private combined system and shall be indicated as such on all documents and plans;
- 8.8 All private combined systems (including but not limited to water, sewer, stormwater, roads, irrigation, etc) shall be the joint and severalty responsibility (including but not limited to the administration of the joint account and operation and maintenance of the system) of the members of the homeowners association/body corporate and must be noted as such in any constitution of any such body and any such constitution must be submitted for approval by council. This constitution shall be notarially linked to each separate title deed;
- 8.9 A comprehensive operational infrastructure management plan shall be drawn up and submitted for approval by the Civil Services Department;
- 8.10 A set of accurate as-built drawings as per Drakenstein Municipality: Civil Engineering Department's Standards must be submitted at the practical completion inspection;
- 8.11 The above conditions are to be complied with in stages;
- 8.11.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 8.11.2 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
- 8.11.3 Proof of compliance for the requirements associated with long term operations must be available on request.



**LP PIENAAR (Pr. Eng)**

**MANAGER: INFRASTRUCTURE MANAGEMENT**

I:\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2021\comments\Farm 915 portion 0 Paarl - Rezoning, Subdivision & Consent Use.docx