



# Memo

<b>To:</b>	EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE <b>(ATTENTION: L. KUALI)</b>
<b>From:</b>	EXECUTIVE DIRECTOR: ENGINEERING SERVICES
<b>Enquiries:</b>	LH. SMITH
<b>Collaborator number:</b>	<b>2278857</b>
<b>Reference number:</b>	15/4/1 (11088) P (1793)
<b>Date:</b>	02 December 2025
<b>Subject:</b>	<b>APPLICATION FOR SUBDIVISION INTO TWO PORTIONS: ERF 11088, PAARL</b>

These conditions will be subject to review by the Engineering Services Department upon receipt of Civil and/or building plans for approval. This may require all the studies carried out for the proposed development to be updated and revised accordingly, which shall include compliance with the latest legislation, amended legislation, latest or amended standards and revised master planning.

The aforementioned is based on the possibility of changes in the physical environment in respect of engineering infrastructure between date of issuing of conditions and actual building/construction being imminent, which may impact on available relevant infrastructure capacities as at time of initial issuing of conditions.

**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; and
- 1.2 *A 8m wide right of way servitude from Van Der Poels Doordrift Street to be created over the proposed remainder erf 11088 in favour of Portion 1.*

**2 STORM WATER**

- 2.1 Any new storm water networks will be the responsibility of the developer, including all internal and bulk connectors;

- 2.2 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; and
- 2.3 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 or service is available above contour 176.0m;***
- 3.2 ***A water reservoir servitude area and a 3m wide water pipeline servitude to be created over Portion 1 in favour of Remainder Erf 11088 to ensure access to the existing water reservoir;***
- 3.3 All individual portions must be provided with a separate water connection and a separate water meter with a maximum size of 15mm to municipal specifications;
- 3.4 All meter connections must be installed one meter inside the erf boundary of each portion;
- 3.5 Water saving devices shall be installed in toilets, bathrooms and basins; and
- 3.6 Any existing system that is to remain shall be upgraded to minimum municipal standards.

### **4 WASTEWATER SERVICES**

- 4.1 All connections must be installed one meter inside the erf boundary of each portion;
- 4.2 ***A connection is available for Portion 1 at actual cost;***
- 4.3 A connection manhole must be constructed at each connection point to a maximum depth of 800mm;
- 4.4 Any existing system that is to remain shall be upgraded to minimum municipal standards; and
- 4.5 The existing sewer system to be separated for each individual portion.

### **5 SOLID WASTE**

- 5.1 The Municipality undertakes to remove household refuse in accordance with its by-laws;
- 5.2 Such refuse collection will be provided as a kerbside service;
- 5.3 Additional wheely bin available, if required; and
- 5.4 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 Charge is payable by the developer.

## 7 GENERAL

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

7.2 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;

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

7.4 A set of accurate as-built drawings as per Drakenstein Municipality: Civil Engineering Department's Standards must be submitted at the practical completion inspection; and

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 subdivided erf within the development 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.



LH Smith

**SENIOR MANAGER: INFRASTRUCTURE MANAGEMENT**

I:\INFRASTRUCTURE MANAGEMENT\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2025\Comments\Erf 11088, Paarl - Application for Subdivision into two Portions.docx  
LHS/bb