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<b>To:</b>	EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE (ATTENTION: C.VAN DER BANK)
<b>From:</b>	EXECUTIVE DIRECTOR: ENGINEERING SERVICES
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<b>Collaborator number:</b>	2190466
<b>Reference number:</b>	15/4/1 (18253) P (110)
<b>Date:</b>	03 February 2025
<b>Subject:</b>	APPLICATION FOR PROPOSED SUBDIVISION, AMENDEMENT OF PREVIOUS LAND USE DEPARTURES IN RESPECT OF THE REMAINDER: ERF 18253 PAARL

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;
- 1.2 *This department supports the Traffic Impact Statement (TIS) prepared by Innovative Transport Solutions (ITS), dated 25 July 2024, and its findings. The support is contingent on the continued use of the site as a retirement resort. Should the use change from a retirement resort, new traffic impact studies must be conducted; and*

- 1.3 Any alterations to the existing road network will be the responsibility of the developer which includes design, approval and construction of any additional traffic control and or traffic calming measures as detailed in the Traffic Impact Statement (TIS).

## **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 Pollution control measures to mitigate chemical and solid pollution must be provided at inlet and outlet structures as may be relevant;
- 2.3 **The developer will be responsible for the implementation of the Stormwater Management Plan report of BNC Engineering, Revision 0 dated July 2024 at their cost;**
- 2.4 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
- 2.5 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  $0.02\text{m}^3/\text{m}^2$  roof area.

## **3 WATER**

- 3.1 ***The developer will be held responsible to implement the findings of the service capacity report of GLS consulting engineers dated 3 June 2024;***
- 3.2 ***The developer must enter into an intermediary agreement with Drakenstein Municipality with relation to the water supply on site;***
- 3.3 ***The developer must confirm/indicate if the property has borehole at building plan/civil plan stage;***
- 3.4 The development will be provided with a bulk metered connection at actual cost;
- 3.5 All individual portions must be provided with a separate water connection and a separate water meter to municipal specifications;
- 3.6 The meter connections must be installed one meter inside the erf boundary;
- 3.7 Water saving devices shall be installed in toilets, bathrooms and basins; and
- 3.8 Any existing system that is to remain shall be upgraded to minimum municipal standards.

## **4 WASTEWATER SERVICES**

- 4.1 *The developer will be held responsible to implement the findings of the service capacity report of GLS consulting engineers dated 3 June 2024;***
- 4.2 All individual portions must be provided with a separate wastewater connection;
- 4.3 The connections must be installed one meter inside the erf boundary of each portion; and
- 4.4 Any existing system that is to remain shall be upgraded to minimum municipal standards.

## **5 SOLID WASTE**

- 5.1 The Municipality undertakes to remove household refuse in accordance with its by-laws and shall make its own arrangements with the occupants of erven/home owner's organisation development, for the removal of such household refuse;
- 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;
- 5.3 *Refuse collection for the development will be integrated into the existing refuse removal system;***
- 5.4 The Developer shall indemnify the Municipality from any damages caused as a result in rendering the refuse removal service; and
- 5.5 The developer shall submit an Integrated Solid Waste Management Plan for approval by the department before the completion of the civil works.

## **6 DEVELOPMENT CHARGES**

- 6.1 Based on the information provided in the application, Development Charges are payable by the developer. The exact amount will be calculated upon submission of a more detailed Site Development Plan (SDP).

## **7 GENERAL**

- 7.1 *When at any stage in future the municipality is required to take over ownership and maintenance of civil infrastructure, it will be the responsibility of the property owners to ensure all water and waste water connections adhere to municipal standards and by-laws;***
- 7.2 When any service is to be taken over by Drakenstein Municipality, any damage 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;

- 7.3 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;
- 7.4 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 7.5 The findings of the bulk service capacity analysis carried out by councils consultant GLS Engineers, needs to be implemented simultaneously with the development;
- 7.6 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;
- 7.7 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.8 A set of accurate as-built drawings as per Drakenstein Municipality: Civil Engineering Department's Standards must be submitted at the practical completion inspection;
- 7.9 The above conditions are to be complied with in stages.
  - 7.9.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
  - 7.9.2 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 subdivided erf within the development property or occupation of any property/building in the phase; and
  - 7.9.3 Proof of compliance for the requirements associated with long term operations must be available on request.



LH Smith

**SENIOR MANAGER: INFRASTRUCTURE MANAGEMENT**

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