

Memo

To:	EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE (ATTENTION: C. VAN DER BANK)
From:	EXECUTIVE DIRECTOR: ENGINEERING SERVICES
Enquiries:	LH SMITH
Collaborator number:	2275386 - 2256268
Reference number:	15/4/1 (716/4) P (1226)
Date:	19 August 2025
Subject:	APPLICATION FOR CONSENT USE: FARM 716 PORTION 4

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. *As access is off a proclaimed main road, DR01098, approval from the Provincial Roads Engineer 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.

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. 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. 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 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;
- 3.2 The developer will be required to connect to future Drakenstein Municipal networks when it is provided;
- 3.3 Water saving devices shall be installed in toilets, bathrooms and basins;
- 3.4 Any existing system that is to remain shall be upgraded to minimum municipal standards;
- 3.5 Any upsizing and/or upgrading required will be for the developer account;
- 3.6 ***Water services intermediary agreement to be entered into with Drakenstein Municipality;***
- 3.7 ***Farm owners are regarded as water services intermediaries and are responsible for the provision of at least basic water and sanitation services to people living on the farm; and***
- 3.8 ***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).***

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. **The developer will be required to submit an Integrated Solid Waste Management Plan (ISWMP) prior to the submission of any building plans;**
- 5.2. All solid waste disposal shall comply with, the National Environmental Management Waste Act 59 of 2008. Proof of compliance must be available on request;
- 5.3. 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; and
- 5.4. The Developer shall indemnify the Municipality from any damages caused as a result in rendering the refuse removal service.

6 DEVELOPMENT CHARGES

- 6.1 Based on the information provided in the application, the Development Charge payable by the developer is **R359,855.00(Excl vat)**. The levy is valid until 30 June 2026 where after a new calculation is required. The value has been calculated as follows:

- Water = R31,737.00
- Sewer = R14,324.00
- Roads = R266,581.00
- Stormwater = R15,467.00
- Solid Waste = R31,746.00

6.2 Note that the Development Charge calculated will only be applicable to the approved SDP provided in the application. If the developer wishes to increase the Gross Leasable Area of the development in future, resulting in an additional impact on engineering services, this department will investigate whether the developer is liable for the payment of Development Charges within the given legislative and policy frameworks.

7 GENERAL

7.1 ***Depending on the scale of expansion in future, additional Civil Engineering Specialist Reports may be requested by this department when the developer wishes to increase the GLA;***

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

7.6 The above conditions are to be complied with in stages;

7.6.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;

7.6.2 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

- 7.6.3 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\Farm 716 Portion 4
Paarl - Application for Consent Use Farm Groenfontein.docx
LHS/bm



Development Charges Summary

Home

715/4	;	New Eksdale	0 ;	0
1		Wellington	7646	

Physical Address: New Eksdale
Municipal Area: Paarl, Mbekwini, Wellington
Municipal Valuation of Property: R 4,500,000
Owner: Singriscore Investments

Municipal Valuation of Property:

Owner:

Land Use	Unit	Usage	Land Area developed with Land Use (m ²)	CALCULATED EXISTING DEMAND					
				Water (kl/day)	Sanitation (kl/day)	Stormwater (c.ha)	Solid Waste (tonnes/wk)	Roads trips/pk.hr	Electricity (kVA)
Agricultural small holdings	ha	24,9853	24,9853	36.88	39.67	4.93	1.97	12.29	
TOTAL				36.88	39.67	4.92	1.97	12.29	

Existing

[illegible]

म

Provide reasons for applying exemptions		DEVELOPMENT CHARGE PER SERVICE									
		R	31,737	R	14,324	R	15,467	R	11,746	R	266,481
		EXEMPTIONS PER SERVICE (%)									
		0%									
		R	-	R	-	R	-	R	-	R	-
		VALUE APPLICABLE EXEMPTIONS									
		R	31,737	R	14,324	R	15,467	R	11,746	R	266,481
Provide reasons for applying credits		DEVELOPMENT CHARGE PER SERVICE WITH EXEMPTIONS									
		0%									
		APPLICABLE CREDITS (%)									
		R 0									
		APPLICABLE CREDITS (R)									
		R 359,855									
		TOTAL DEVELOPMENT CHARGE PAYABLE (EXCLUDING VAT)									
		R 53,978									
		VAT (50%)									
		R 413,834									
		TOTAL DEVELOPMENT CHARGE PAYABLE (INCLUDING VAT)									

Application Processed by:	Baron Megadline
Signature:	
Date:	7-Aug-25
Payment Received (R):	
Date Payment Received:	
Receipt Number:	