



# Memo

<b>To:</b>	EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE (ATTENTION: E. CYSTER)
<b>From:</b>	EXECUTIVE DIRECTOR: ENGINEERING SERVICES
<b>Enquiries:</b>	LH SMITH
<b>Collaborator number:</b>	2030411
<b>Reference number:</b>	15/4/1 (F787/16) P (1147)
<b>Date:</b>	17 July 2024
<b>Subject:</b>	APPLICATION FOR AMENDMENT OF APPROVALS, SUBDIVISION AND EXEMPTION OF SERVITUDES: FARM 787/16 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. *As access is off a proclaimed main road, the applicant shall adhere to all conditions of the Provincial Roads Engineer as per their approval letter dated 25 June 2024 with reference 16/9/6/1-10-168 (Job 18831); 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 as detailed in the Traffic Impact Statement (TIS) of ITS referenced 4526 dated 4 April 2024.***

## **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; 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 applicant shall be responsible for the installation of the infrastructure as detailed in the GLS report dated 1 February 2023;***
- 3.2 The development will be provided with a bulk metered connection at actual cost;
- 3.3 All individual portions must be provided with a separate water connection and a separate water meter to municipal specifications 1m inside each erf boundary;
- 3.4 Water saving devices shall be installed in toilets, bathrooms and basins;
- 3.5 Any existing system that is to remain shall be upgraded to minimum municipal standards; and
- 3.6 Any upsizing and/or upgrading required will be for the developer account;

#### **4. WASTEWATER SERVICES**

- 4.1 *The applicant shall be responsible for the installation of the infrastructure as detailed in the GLS report dated 1 February 2023;***
- 4.2 *The developer will be responsible to connect to future municipal networks when it is provided;***
- 4.3 The developer shall be responsible to adhere to all conditions in terms of the Drakenstein Municipality, Water Services By-law (2014);
- 4.4 All individual portions must be provided with a separate wastewater connection;
- 4.5 All the connections must be installed one meter inside the erf boundary of each portion;
- 4.6 The Operation and Management system must be discussed with and approved by Drakenstein Municipality Civil Engineering Services Department;
- 4.7 *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***
- 4.8 Any upsizing and/or upgrading required will be for the developer account;

#### **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 body corporate 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. Such collection shall be from a single centralised waste collection site for the development;
- 5.4. Provision should be made for a waste disposal facility and entrance to the township, with lockable gate for wheelie bins (240l bins) and recyclable bags equal to the number of dwellings per development;
- 5.5. A key should be provided to Drakenstein Municipality to be able to unlock the door/gate to garbage area on collection days, from the kerbside;

5.6. The garbage area should be enclosed with a 1.8m high fence and need to provided with the following;

- Tap with running water;
- A gully which is connected to an approved sewer connection;
- Concrete floor; and

5.7. *The developer shall submit an Integrated Solid Waste Management Plan (ISWMP) 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, the Development Charge payable by the developer is **R15,441,500.00 (Excl VAT)**. The levy is valid until **30 June 2025** where after a new calculation is required. The value has been calculated as follows:

6.1.1 Water = R1,421,944.00

6.1.2 Sewer = R629,135.00

6.1.3 Roads =R11,103,181.00

6.1.4 Stormwater = R849,138.00

6.1.5 Solid Waste = R1,438,102.00

## 7 GENERAL

7.1 A services agreement shall be entered into, prior to the start of construction, where in shall be detailed the apportionment of funding of any new works common to the area, including but not limited to road network upgrading, sewerage treatment works upgrading, bulk water supply upgrading, sewage network upgrading;

7.2 *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;*

7.3 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.

7.4 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;

- 7.5 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 7.6 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 The whole of the works shall fall under the control of a single project manager;
- 7.8 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;
- 7.9 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.10 Where applicable all water network, (down stream 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), sewer network, stormwater network and road network components shall be a private combined system and shall be indicated as such on all documents and plans;
- 7.11 All private combined systems (including but not limited to water, sewer, stormwater, roads, irrigation, etc) shall be the joint and several 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;
- 7.12 A comprehensive operational infrastructure management plan shall be drawn up and submitted for approval by the Civil Services Department;
- 7.13 A set of accurate as built drawings as per Drakenstein Municipality: Civil Engineering Department's Standards must be submitted at the practical completion inspection;
- 7.14 The above conditions are to be complied with in stages;

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

7.14.2 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

7.14.3 Proof of compliance for the requirements associated with long term operations must be available on request.



**LP Pienaar Pr Eng,**

**EXECUTIVE DIRECTOR: ENGINEERING SERVICES**

I:\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2024\comments\Farm 787 portion 16  
Paarl - Amendment of Approvals, Subdivision and Exemptions of Servitudes Revision 1.docx  
LHS/gm



## **DRAKENSTEIN MUNICIPALITY DEVELOPMENT CHARGES CALCULATOR**

**DRAKENSTEIN**  
FUDRIPPA TREITZ - FRIEDRICHTREITZ & SUTHAUTZ  
Friedrich - Weidlinghaus - Gieseler - Gieseler - Gieselerhaus  
A city of excellence

**Erf Number of Development:**

Physical Address:

Municipal Area: Paarl, Mbekwini, Wellington

### Municipal Valuation of Property:

**Owners:**

Owner ID No:

787/16	1	0	0
R101	Paarl	7645	

Paarl, Mbekwini, Wellington

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T

Six33 Venture 8 Pty Ltd

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New
TOTAL
121.57
59.72
4.22
12.87
655.84

Provide reasons for applying exemptions.

EXEMPTIONS PER SERVICE (%)	VALUE APPLICABLE EXEMPTIONS	DEVELOPMENT CHARGE PER SERVICE WITH EXEMPTIONS
0	0	0
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
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7	7	7
8	8	8
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[illegible]

Provide reasons for applying credits

applying credits	
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TOTAL DEVELOPMENT CHARGE PAYABLE (INCLUDING VAT)

1. *Journal of the American Medical Association*, 1997; 277: 1039-1043.

*John Smith*

[illegible]



Date Payment Received:  
Receipt Number:

Description of  
proposed land use

#REF!					