



# Memo

**To:** EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT  
(ATTENTION: C VAN DER BANK)  
**From:** SENIOR MANAGER: CIVIL ENGINEERING SERVICES  
**Enquiries:** L. PIENAAR  
**Collaborator number:** 1308137  
**Reference number:** 15/4/1 (15712) W (2062)  
**Date:** 22 August 2018  
**Subject:** REZONING AND SUBDIVISION OF ERF 15712 WELLINGTON

**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

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 Access is onto a proclaimed roads, approval from the Provincial Roads Engineer (PRE) is required.

### 2 TRAFFIC

- 2.1 Any alterations to the existing road network will be the responsibility of the developer, including traffic impact assessment, design, approval and construction of any additional traffic control and or traffic calming measures as detailed in the Traffic Impact Assessment (TIA); and
- 2.2 Provision must be made for on-site parking on all individual erven.

### **3 STORMWATER**

- 3.1 No development is allowed within the 1:100 year flood line;
- 3.2 Any new stormwater networks will be the responsibility of the developer, including all internal and bulk connectors;
- 3.3 Pollution control must be instituted at all stormwater outfalls;
- 3.4 Only pre-development run off will be accepted into the existing system. To this end calculations should be done for a minor storm to accommodate a 1:10 year flood;
- 3.5 The disposal of any contaminated run-off (washing water, stormwater, etc) must be disposed of in such a manner so as not to cause any pollution to surface, ground water or create a nuisance;
- 3.6 Any organic waste (manure, compost, etc.) must be stored in such a way so that between removals there shall be no chance of polluted stormwater run-off taking place, especially during the rainy season; and
- 3.7 Provision must be made for an effective rain water 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.

### **4 WATER**

- 4.1 All upgrades are to be as per the latest GLS services report;
- 4.2 Connections to the existing municipal water mains will be done by the municipality at the developer cost;
- 4.3 All proposed municipal water pipes to be HDPE pipes;
- 4.4 All the metered connections must be installed one meter inside the erf boundary of each portion;
- 4.5 Water saving devices shall be installed in toilets, bathrooms and basins;
- 4.6 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; and
- 4.7 Any existing system that is to remain shall be upgraded to minimum municipal standards.

### **5 SEWER**

- 5.1 All upgrades are to be as per the latest GLS services report;
- 5.2 All individual portions must be provided with a separate sewer connection;
- 5.3 All the connections must be installed one meter inside the erf boundary of each portion;
- 5.4 Connections to future municipal sewer mains will be done by the municipality at the developers cost;

- 5.5 A connection manhole must be constructed at each connection point to a maximum depth of 1m at the developers cost; and
- 5.6 Any existing system that is to remain shall be upgraded to minimum municipal standards.

## **6 WASTE**

- 6.1 Provision must be made to split medical waste and hazardous medical waste onsite;
- 6.2 Saline solution containers and intravenous tubing, catheters and contaminated bandage medication will not be permitted in municipal bins as it is regarded as hazardous waste;
- 6.3 The service provider of the medical waste must be registered on the municipal database;
- 6.4 Waste minimization which will include waste separation is compulsory and must be implemented;
- 6.5 The turning circles must be designed in such a manner to cater for refuse trucks and if this cannot be achieved, then the residents/ property owners of the development will be responsible for placing the refuse bins at the closest collection point;
- 6.6 On refuse removal days the waste bins must then be put out on the kerbside to be serviced; and
- 6.7 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 CONTRIBUTION**

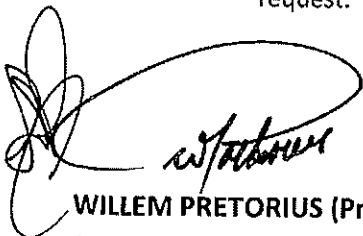
- 7.1 Based on the information provided in the application, the developer will be liable to pay a Development Contribution on the proposed development. The exact value of the contribution can only be calculated when detailed information for the various erven are provided.

## **8 GENERAL**

- 8.1 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;
- 8.2 The developer is responsible for the payment of a developers contribution (water, sewer, stormwater, solid waste and roads) which can be discounted against the bulk service cost needed for the development;
- 8.3 The developer is also responsible the funding of all connections to the bulk services and all internal works;
- 8.4 The findings of the bulk service capacity analysis carried out by councils consultant GLS Engineers, needs to be implemented simultaneously with the development;
- 8.5 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;

- 8.6 The whole of the works shall fall under the control of a single project manager;
- 8.7 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;
- 8.8 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 8.9 Where applicable all water network, sewer network, stormwater network and road network components (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) shall be a private combined system and shall be indicated as such on all documents and plans;
- 8.10 A comprehensive operational infrastructure management plan shall be drawn up and submitted for approval by the Civil Services Department;
- 8.11 A set of accurate as built drawings as per Drakenstein Municipality: Civil Engineering Department's Standards must be submitted at the practical completion inspection;
- 8.12 The above conditions are to be complied with in stages;
  - 8.12.1 Requirements associated with preparation of plans, drawings, permits, agreements and approvals. These shall be complied with prior to construction;
  - 8.12.2 Requirements associated with the completion of construction, development contributions, 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
  - 8.12.3 Requirements associated with the long term operations. Proof of compliance must be available on request.



**WILLEM PRETORIUS (Pr. Eng, PMP)**  
**SENIOR MANAGER: CIVIL ENGINEERING SERVICES**

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LP/gm



**DRAKENSTEIN**

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+27 21 807 4500 +27 21 872 8054  
www.drakenstein.gov.za  
records@drakenstein.gov.za  
Civic Centre, Berg River Boulevard, Paarl 7646

# Memo

**To:** Manager: Land Use Planning  
(Attention: C Van Der Bank)

**From:** Acting Manager: Environmental Management

**Enquiries:** S. Reece

**Collaborator number:** 1308137

**Reference number:** 15/4/1 (15712)W

**Date:** 03 AUGUST 2018

**Subject:** COMMENTS – APPLICATION FOR REZONING AND SUBDIVISION: ERF 15712, WELLINGTON

The above-mentioned application has reference.

1. An application was received from AHG Town Planning for the rezoning and subdivision of the above-mentioned property.
2. This Division notes that an environmental authorisation is required in terms of the National Environmental Management Act (No. 107 of 1998).
3. The Western Cape Biodiversity Spatial Plan of 2017 indicates potential critical biodiversity areas and ecological support areas present on the site. This will require ground truthing by means of a botanical assessment and a fresh water assessment.
4. A contamination of land study must be conducted to assess any historical contamination from the old evaporation ponds. Should the study find the area unsafe for development, the study must include a remediation plan for the site.
5. As the development will be encroaching into the rural landscape, the noise generated by the development should not exceed the rating levels for rural areas as prescribed by the Western Cape Noise Control Regulations. A noise impact assessment should therefore be conducted to determine whether any mitigation measures should be implemented in order to ensure compliance with these regulations.
6. Any mitigation measures proposed in the noise impact assessment should be included as a condition in the approval of this application.

7. As the development is situated within an agricultural setting, measures shall be put in place in all habitable buildings to ensure the indoor air quality is not affected by emissions from normal agricultural activities.

Yours faithfully



**S. REECE**

**ACTING MANAGER: ENVIRONMENTAL MANAGEMENT**

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20 JUL 2018  
SC

# Memo

**To:** Strategic Planning: Heritage Section  
**From:** Planning and Development: Land Use Planning and Surveying  
**Enquiries:** C van der Bank (Ext: x4832)  
**Collaborator number:** 1308137  
**Reference number:** 15/4/1(15712)W  
**Date:** 19 July 2018  
**Subject:** Application in Terms of the Drakenstein Municipal Land Use Planning By-Law, 2015 for the Rezoning and Subdivision of Erf 15712Wellington

Attached herewith please find the following with regard to the above-mentioned application:

- Locality Plan
- Notice of Application
- Full application document

Your comments with regard to the above-mentioned application, will be appreciated in order to enable the submission of the matter to Council for decision-making purposes.

**LAND USE PLANNING AND SURVEY SECTION  
DEPARTMENT PLANNING AND DEVELOPMENT**

*NID be submitted to HWC*

*SC*

*17/7/18*

