



Memo

To:	EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT (ATTENTION: H STRYDOM))
From:	SENIOR MANAGER: CIVIL ENGINEERING SERVICES
Enquiries:	L. PIENAAR
Collaborator number:	
Reference number:	15/4/1/(34) W (3099)
Date:	16 November 2017
Subject:	AMENDMENT: WELLINGTON INDUSTRIAL PRECINCT, ERF 34, WELLINGTON : REPORT ON SERVICE CAPACITY

Your report dated July 2017 refers.

THE FOLLOWING CONDITIONS WILL APPLY:

1 ROADS & TRAFFIC

Drakenstein CES Municipality confirms that we will ensure that there is sufficient road and traffic capacity available for the expansion of the Wellington Industrial Park by implementing the following conditions during the land use planning application:

- 1.1 A Traffic Impact Analysis (TIA) is required in order to determine whether any upgrades to the access road are required. All upgrades will be the responsibility of the developer.
- 1.2 The Provincial Roads Engineer (PRE) needs to approve the aforementioned TIA and the Municipality accepts no responsibility or maintenance of any upgrading to the roads belonging to the PRE.

2 STORMWATER

Drakenstein CES Municipality confirms that we will ensure that there is sufficient stormwater capacity available for the expansion of the Wellington Industrial Park by implementing the following conditions during the land use planning application:

- 2.1 The developer will be required to submit a stormwater master plan for approval to the Civil Engineering Services Department of Drakenstein Municipality.
- 2.2 Any new stormwater networks will be the responsibility of the developer, including all internal and bulk connectors.
- 2.3 Pollution control must be instituted at all stormwater outfalls.
- 2.4 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.
- 2.5 No external system will be taken over by the Municipality.

3 WATER

Drakenstein CES Municipality confirms that Wellington Industrial Park forms part of our Water Master Plan (WMP) and that sufficient bulk and reticulation water infrastructure will be available to accommodate this development by implementing the following conditions during the land use planning application:

- 3.1 An updated GLS Consulting WMP report is to be provided in order to determine whether any upgrading of the existing infrastructure is needed.
- 3.2 Any upgrading of the bulk water supply, including, but not limited to, reservoir and bulk supply pipe lines shall be in accordance with Drakenstein Municipality's Water Management Plan for the area.
- 3.3 Any upsizing and/or upgrading required will be for the developer account.
- 3.4 All individual portions must be provided with a separate water connection with a maximum size of 15mm.
- 3.5 All the metered connections must be installed one meter inside the erf boundary of each portion
- 3.6 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.
- 3.7 Any existing system that is to remain shall be upgraded to minimum municipal standards.

4 SEWER

Drakenstein Municipality CES confirms that Wellington Industrial Park forms part of our Sewer Master Plan and that sufficient bulk and reticulation water infrastructure will be available to accommodate this development by implementing the following conditions during the land use planning application:

- 4.1 A updated GLS Consulting SMP report is to be provided in order to determine whether any upgrading of the existing infrastructure is needed.
- 4.2 Any upsizing and/or upgrading required will be for the developer account.
- 4.3 All individual portions must be provided with a separate sewer connection.
- 4.4 All the connections must be installed one meter inside the erf boundary of each portion.
- 4.5 A connection manhole must be constructed at each connection point to a maximum depth of 1m.
- 4.6 Any restaurant or food producing or processing business must be installed with a 1200 liter fat trap and sludge catcher.
- 4.7 Any existing system that is to remain shall be upgraded to minimum municipal standards.

5 GENERAL

- 5.1 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 for approval prior to the commencement of construction.
- 5.2 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards.
- 5.3 Any alterations, changes, upgrading or additions (strengthening) of/to existing infrastructure outside of the development (bulk reticulation services (network) will be at the cost of the developer.
- 5.4 Should the development be approved, and before any construction commences (Including site clearance) a service agreement shall be entered into between the developer and council.
- 5.5 Any enquiries can be directed to Mr LH. Smith of this department (Tel 021 – 807 4577).



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

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