

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR REZONING, SUBDIVISION, DEPARTURE &
AMENDMENT OF THE OVERSTRAND GROWTH MANAGEMENT
STRATEGY, PTN OF ERF 210, GANSBAAI**

Water	:	According to GIS report
Sewer	:	According to GIS report
Roads and traffic	:	According to TIA
Stormwater (SW)	:	See conditions 11, 12 & 13
Electricity	:	In order

Conditions:

1. that the developer (Overstrand Municipality) at his cost constructs the internal municipal civil and electrical services for the development as well as any link or bulk municipal services that need to be provided;
2. that servitudes for municipal services be registered in respect of all main services to be taken over by the developer and all existing municipal services concerned, crossing private property;
3. that a plan of all existing services be submitted to the Director: Infrastructure and Planning, by the developer and that any of the services that need to be relocated, be done by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning:
 - 3.1 way-leaves must be obtained from the Operational Manager;
 - 3.2 such way-leaves to be obtained prior to any excavation on public property or property where existing services are located;
4. that plans of all the internal municipal civil and electrical (high and low voltage supply) services and such link services as required by the Director: Infrastructure and Planning, prepared by an ECSA registered professional engineer/technologist, be submitted to the Director: Infrastructure and Planning for his prior approval;
5. the "Guidelines for the Provision of Engineering Services in Residential Townships" (Blue Book), SABS 1200 specifications and the Design and Construction Standards for civil and electrical services of the Council to be used as the standard design and construction criteria with which such plans must comply;
6. the Director: Infrastructure and Planning to be notified in writing of all deviations from the Standard Design and Construction Criteria when plans are submitted for his approval and such deviations to be separately approved in writing by the Director: Infrastructure and Planning;

7. the successful completion of such works to be supervised and certified by an independent professional civil engineer/technologist i.e. a professional civil engineer/technologist who has no direct financial interest in the development, other than payment as standard professional fees for the work concerned; and
8. such independent professional civil engineer/technologist to furnish the Director: Infrastructure and Planning with satisfactory proof of his professional indemnity insurance to an amount which shall not be less than that required by the SAACE and which insurance shall be valid for the relevant contract and maintenance period;
9. that all municipal and electrical services installed or constructed by the developer, be maintained after completion thereof for a maintenance period, as described in the General Condition of Contract for works of Civil Engineering Construction – 2010, of 12 months, and
10. that a Certificate of Completion together with as-built services plans be provided by the independent professional engineer/technologist to the Overstrand Municipality. As-built plans to be on quality paper, together with a DXF file thereof;
11. that a stormwater management plan, which may include attenuation facilities to ensure that the pre-development run-off is not exceeded and that erosion and pollution is minimised, be submitted to the Director: Infrastructure and Planning for approval and that the approved management plan be implemented by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning;
12. that the above stormwater management plan include the following:
 - 12.1 pre-development run-off from the catchment area;
 - 12.2 post-development run-off from catchment area;
 - 12.3 existing stormwater reticulation system and the capacity thereof;
 - 12.4 connection of internal stormwater reticulation system;
 - 12.5 overland escape routes.
13. that the connection to the stormwater reticulation system if any, be provided according to the stormwater management plan;

14. that the Implementing Agent apply for a temporary water connection on the prescribed application form, at Overstrand Municipality's Finance Department, before commencement of construction;
15. that the connection to the main water line only be done by the Operational Department, after payment of the connection fee, by the developer;
16. that damage to the existing roads, used as routes for access to the development, for the provision of services, be repaired by the developer;
17. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

28 / 4 / 2016
DATE

Munisipaliteit – U-Masipala – Municipality
OVERSTRAND

INTERNAL MEMORANDUM

Aandag / For Attention:	S. van der Merwe	Van / From:	J. de Villiers
Afskrif / Copy:	D. Hendricks	Datum / Date:	8 April 2016

15/3/R

RE: APPLICATION FOR DEVELOPMENT OF 639 ERVEN – BLOMPARK, GANSBAAI

The request for comment from the Department: Operation (Gansbaai) dated 02/02/2016 with regard to the abovementioned application refers.

The proposal entails the following:

- Application for rezoning of a portion of Erf 210, in Blompark, Gansbaai from "Undetermined Zone" to "Subdivisional Area" and subsequent subdivision of the property in order to accommodate development of 639 erven.

1. ANALYSIS

1.1. Water

1.1.1. The current municipal water network in the vicinity of the development does not have the capacity to service the development.

1.1.2. The proposed rezoning and development will have a significant impact on the existing municipal water supply network. The Department: Infrastructure and Planning must however give comment with regard to the relevant development items and –costs required to accommodate the development.

1.1.3. It is further recommended that the relevant services drawings indicating both the existing- as well as the proposed water services and the municipal connections to the proposed development be submitted to the Department: Operational Services (Gansbaai) for comment prior to approval for construction of the relevant services drawings.

1.2. Sewer

- 1.2.1. The current municipal sewer network in the vicinity of the development does not have the capacity to service the development.
- 1.2.2. The proposed rezoning will have a significant impact on the existing municipal sewer system. The Department: Infrastructure and Planning must however give comment with regard to the relevant development items and –costs required to accommodate the development.
- 1.2.3. It is further recommended that the relevant services drawings indicating both the existing- as well as the proposed sewer services to the proposed development be submitted to the Department: Operational Services (Gansbaai) for comment prior to approval for construction of the relevant services drawings.

1.3. Streets

- 1.3.1. The "*Guidelines for Engineering Services and Amenities in Residential Township Developments (Red Book)*" recommends for a minimum of 13m wide road reserve to be provided in order to accommodate a minimum road width of 5,5m wide as required for two-way traffic, while accommodating the relevant services (i.e. storm water, sewer, water, electricity, and telecoms) under the sidewalks and not under the road surface.
- 1.3.2. It is preferable for the relevant services to be located under the sidewalks in order to not only allow access to the services with regard to maintenance and / or upgrades, but also to limit damage to the road surfaces in case of service failures (e.g. burst pipes), as well as indirect damage due to repair work and / or in case of severe blockages that cannot be removed without exposing the service.
- 1.3.3. It is noted that some of the proposed street widths are indicated as less than 13m wide, with some only 10m and even 8m wide. This will necessitate some of the services to be located under the road surfaces. It is therefore recommended that, where no alternative exists, the services to be located under the road surfaces be limited to sewer services in order to limit subsequent damage to the road surface as described above.
- 1.3.4. It is further recommended that council take cognisance of the risks and possible future costs due to repair- and or upgrading of services located under the road surfaces due to the proposed streets widths being less than the width recommended in the "*Guidelines for Engineering Services and Amenities in Residential Township Developments (Red Book)*".
- 1.3.5. *Table 1.8* of the "*Road Access Guidelines*" of the Provincial Administration of the Western Cape's Department of Economic Affairs, Agriculture and Tourism: Transport Branch provides guidance on when a traffic impact study or –statement is required:

"(iv) Discretion of the responsible local authority (b)

(b) Based on the discretion of the responsible local authority, a Traffic Impact Study or Statement may be required e.g. if the development is located in a sensitive area, even though less than 50 peak hour trips are generated."

Due to the restricted nature of surrounding areas and access routes, the roads and surrounding areas are deemed as sensitive to any significant increase in traffic flow that could result from the proposed development.

The following also needs to be addressed:

- Any negative impact on traffic flow, traffic accommodation and road safety, i.e. conflict points for vehicles turning into- and out of proposed new access routes.
- Accommodation of pedestrian traffic (including people with disabilities) along the sidewalks and across proposed new streets, and
- Accommodation of pedestrian traffic (including people with disabilities) to- and from the proposed development along proposed new access routes.

It is therefore recommended that, in line with the application procedure for access as stated in the abovementioned "Road Access Guidelines" and to be followed when so directed at the discretion of the responsible authority, a detailed Traffic Impact Study of the proposed development and access from the road reserve is to be provided in accordance with the National Department of Transport's "Manual for Traffic Impact Studies" (PR93/635 of 1995), refer Section 29(2) of Act 22, 2000. All studies should be undertaken by suitably qualified professional transport traffic engineers or -technologists.

- 1.3.6. It is further recommended that the application be revised in line with the requirements of the abovementioned guidelines and outcomes of the Traffic Impact Study, and the revised application be submitted together with the Traffic Impact Study, as well as a detailed survey of existing streets and access ways and a detailed layout of the proposed streets and access ways, to the municipality for approval.
- 1.3.7. Any deviations from the standard design- and construction criteria as described in the Red Book, the Road Access Guidelines or the SABS 1200 specifications, must be submitted beforehand and in writing to the municipality for approval.

1.4. Storm water

1.4.1. There is currently no municipal storm water network in the vicinity of the development.

1.4.2. The "Common Law" shall apply with regards to storm water discharge.

1.4.3. It is further recommended that the relevant services drawings indicating both the existing- as well as the proposed storm water services to the proposed development be submitted to the Department: Operational Services (Gansbaai) for comment prior to approval for

construction of the relevant services drawings.

1.5. Parking

- 1.5.1. "On-site parking" must be provided. The parking areas are to be provided at a ratio as described by the Town Planning Scheme, with permanent surfaces and layout to the satisfaction of the Department: Operations.

1.6. Other services

- 1.6.1. The Department: Operations does not have any information regarding any Telkom-, other telecommunications- and / or Electrical services which may be affected by the proposed development. The Electrical- and Traffic departments, as well as Telkom and other relevant service providers, must therefore also give their recommendations regarding the application.

1.7. Refuse removal

- 1.7.1. Refuse will be removed from sidewalks as per municipal arrangement.

1.8. Irrigation water

- 1.8.1. No irrigation water is available in this area.

1.9. Waste Water Treatment Works (WWTW)

- 1.9.1. The proposed rezoning and development will have a significant impact on the Waste Water Treatment Works. The Department: Infrastructure and Planning must however give comment with regard to plant capacity and the relevant development costs.

1.10. Bulk Water Supply

- 1.10.1. The proposed rezoning and development will have a significant impact on the bulk water supply, reservoirs and other bulk water infrastructure. The Department: Infrastructure and Planning must however give comment with regard to the relevant bulk capacity and development costs.

2. RECOMMENDATION

- 2.1. With regard to the Application for rezoning of a portion of Erf 210, Gansbaai from "Undetermined Zone" to "Subdivisional Area" and subsequent subdivision of the property in order to accommodate development of 639 erven, **the Department: Operations has no objections to the application, subject to the following conditions:**
- 2.1.1. That the current municipal water- and sewer networks in the vicinity of the development does not have the capacity to service the development, and that the Department: Infrastructure and Planning must therefore give comment with regard to the relevant development items and –costs required to accommodate the development.
- 2.1.2. That the relevant services drawings indicating both the existing- as well as the proposed water-, sewer and storm water services as well as any municipal connections to the proposed development be submitted to the Department: Operational Services (Gansbaai) for comment, prior to approval for construction of the relevant services drawings.
- 2.1.3. That a detailed Traffic Impact Study of the proposed development and access from the relevant road reserves be provided in accordance with the National Department of Transport's "*Manual for Traffic Impact Studies*" (PR93/635 of 1995), refer Section 29(2) of Act 22, 2000.
- 2.1.4. That, the proposed layout be revised in line with the requirements of the abovementioned guidelines and outcomes of the Traffic Impact Study, and the revised layout be submitted together with the Traffic Impact Study, as well as a detailed survey of existing access ways and a detailed layout of the proposed access ways, to the municipality for approval.
- 2.1.5. That, whereas the "Guidelines for Engineering Services and Amenities in Residential Township Developments (Red Book)" recommends for a minimum of 13m wide road reserve to be provided in order to accommodate a minimum road width of 5,5m wide as required for two-way traffic, while accommodating the relevant services (i.e. storm water, sewer, water, electricity, and telecoms) under the sidewalks and not under the road surface, it is noted that some of the proposed street widths are indicated as less than 13m wide, with some only 10m and even 8m wide, which will necessitate some of the services to be located under the road surfaces. It is therefore recommended that, where no alternative exists, the services to be located under the road surfaces be limited to sewer services in order to limit subsequent damage to the road surface as described above.
- 2.1.6. That council take cognisance of the risks and possible future costs due to repair- and or upgrading of services located under the road surfaces due to the proposed streets widths being less than the width recommended in the "Guidelines for Engineering Services and Amenities in Residential Township Developments (Red Book)".
- 2.1.7. That on-site parking facilities be provided as per the Planning Schedule.

Yours faithfully



J. de Villiers Pr. Eng.
Senior Manager: Operations
Gansbaai



TR A T heart
(S Jd Merwe)

OVERSTRAND MUNICIPALITY
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HERMANUS
7200

Date:
15.02.2016

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Attention: S. Müller

PORTION OF ERF 210, GANSBAAI, OVERSTRAND MUNICIPAL AREA: PROPOSED REZONING, SUBDIVISION, DEPARTURE AND AMENDMENT OF THE OVERSTRAND GROWTH MANAGEMENT STRATEGY : URBAN DYNAMICS ON BEHALF OF OVERSTRAND MUNICIPALITY

YOUR REF: ERF 210 GGB (3091)
OUR REF: 00345/16

Your request dated 11 February 2016 refers.

1. Eskom Distribution has no objection to the proposal and would like to comment as follows:
 - (i) The proposed construction, is not affected by Eskom services and should be referred to the Local Authority
2. **NOTE:** (i) Not in Eskom area of supply as confirmed by our Geographic mapping office.

Yours faithfully

pp.

Lianne Muller
LAND DEVELOPMENT - BRACKENFELL

FILE NO:	EL 210-GGB
SCAN NO:	52
COLLABORATOR NO:	876092

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