

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR SUBDIVISION AND CONSENT USE: ERF 1447, SANDBAAI**

Stormwater (SW)	:	In Order
Electricity	:	According to masterplan by the developer
Water	:	According to GLS report
Sewer	:	According to GLS report
Roads and traffic	:	Not Supported

Conditions:

1. That a Bulk Services Contribution Levy (BICL) be paid by the developer to supplement municipal services and amenities in accordance with the relevant legislation and as determined by the Council. The BICL tariff is adjusted by Council annually. The total BICL payable will be the amount as determined by the BICL Policy and tariff at the date of **actual payment**. BICL amounts quoted in any document will normally be applicable to the particular year in which the document was compiled and Council will not be bound by the quoted amounts.

1.1 Developments containing Sectional Title Units/ Commercial Buildings
(non-free standing properties – property is not to be subdivided)

The BICLs are to be paid in full **prior** to submission of the building plans. Building Plans will not be accepted unless the BICL is paid in full.

1.2 Developments with free standing properties (property that is subdivided and plots to be sold individually).

The BICLs are payable **prior** to clearance being issued by the Income Department of the Municipality.

The contribution according to the current policy (2015/2016) is as follows:

Freehold erven:

Water (W7A)	R 24 851.00 x 79 =	R 1 963 229.00
Sewerage (SEW5A)	R 19 945.00 x 79 =	R 1 575 655.00
Roads & (SW) (RDST1)	R 6 500.00 x 79 =	R 513 500.00
Electricity	R 18 053.10 x 79 =	<u>R 1 426 194.90</u>
TOTAL (inclusive of VAT)	=	<u>R 5 478 578.90</u>

Note:

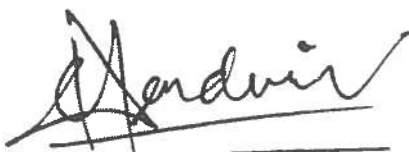
- 1.3 The above figures are estimates
2. that the developer at his cost constructs the internal municipal civil and electrical services for the development as well as any link or bulk municipal services that need to be provided;
 - 2.1 the Director: Infrastructure and Planning may require the developer to construct internal, link, and/or bulk municipal services to a higher capacity than warranted by the development for purposes of allowing

- other existing or future developments to also utilise such services, provided:
- 2.2 the rates and prices of such work be established in terms of a system which is fair, equitable, transparent and cost effective;
 - 2.3 if link municipal services have already been provided, the developer to contribute towards the cost thereof, the Director: Infrastructure and Planning to determine the amount of such contribution in terms of a system which is fair and equitable;
3. that servitudes for municipal services be registered in favour of the Council at the developer's cost in respect of all main services to be taken over by the Council and all existing municipal services concerned crossing private property;
 4. that the developer indemnifies and keep the Council indemnified against all actions, proceedings, claims and demands, costs, damages and expenses arising out of the establishment of the township, the provision of services to the township or the use of servitude areas or municipal property:
 - 4.1 for a period which shall commence on the date that the installation of the services to the township are commenced with and shall expire after completion of the maintenance period;
 - 4.2 the developer to submit an acceptable public liability insurance policy to the Council and to pay the premium in advance for the period as set out above before any work concerned may commence;
 - 4.3 the insurance to be to an amount which shall not be less than that required by the SAACE;
 - 4.4 such indemnification against loss, claims or damages, to include claims pertaining to consequential damages by third parties and whether as a result of the damage to or interruption of or interference with the Council's services or apparatus or otherwise;
 5. 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:
 - 5.1 way-leaves must be obtained from the Operational Manager;
 - 5.2 such way-leaves to be obtained prior to any excavation on public property or property where existing services are located;
 6. that the developer may enter into an agreement with the Council to install or upgrade bulk and/or link municipal services and amenities at an agreed cost, subject to the following:

- 6.1 such costs to be established in accordance with a system which is fair, equitable, transparent, competitive and cost effective;
- 6.2 such costs shall be set-off against (part or full) development contributions payable in respect of engineering services;
- 6.3 to the extent that such costs exceed the development contributions payable, the Council will refund the developer the difference with interest calculated at the prime rate, when funds are available;
7. 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;
8. 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;
9. 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;
10. 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
11. 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;
12. that all municipal civil 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 – 2004, of 12 months, and
13. 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;
14. that the developer furnish the Council with a bank guarantee equal to 2.5% of the value of the provided municipal civil and electrical services as certified by the independent professional engineer/technologist. The guarantee shall be to the satisfaction of the Director: Infrastructure and Planning and valid for the

- 12 months maintenance period which commences from date of the Certificate of Completion;
15. that the Home Owners Association be responsible for the operational costs and maintenance of street lighting, electrical reticulation and metering and all internal services;
 16. that the developer provide bulk water meters at approved positions as well as individual meters at each consumption point;
 17. that an approved refuse collection area/room to sufficiently accommodate the refuse generated by the development and which is to be proved with the following:
 - 17.1 properly ventilated;
 - 17.2 a cement floor;
 - 17.3 a tap and running water, as well as a drainage point which is connected to the sewer network;
 - 17.4 at a position nearest to an access road for the development and be accessible for the refuse truck at all times, to the satisfaction of the Director: Infrastructure and Planning;
 18. that the refuse collection area be constructed in accordance with the requirements of the Overberg District Municipality;
 19. that the electrical network in Sandbaai have sufficient capacity to supply the total demand of 800 kVA to Erf 1447
 20. that the installation of a new 11kV metering /RMU and HV cables to accommodate the new demand will be for the cost of the owner;
 21. that the electricity reticulation and supply be provided according to the master plan by the developer;
 22. that the developer appoint a consulting electrical engineer to determine the electricity demand for the development and pay a fee to Overstrand Municipality to determine the capacity in the existing electricity network;
 23. that the cost of the extra bulk contributions on the stand will be calculated according to the Municipal tariffs applicable and will be for the account of the owner.
 24. that the stormwater reticulation be provided, by the developer, according to the report prepared by messers iCE Group Consulting and in consultation with the Department: Engineering Services and the required standards by Overstrand Municipality, at the developer's cost;
 25. 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;
26. that the above stormwater management plan include the following:
- 23.1 pre-development run-off from the catchment area;
 - 23.2 post-development run-off from catchment area;
 - 23.3 existing stormwater reticulation system and the capacity thereof;
 - 23.4 connection of internal stormwater reticulation system;
 - 23.5 overland escape routes
27. that the required external water reticulation system be provided by the developer, according to the report prepared by messers GLS Consulting Engineers and to the standard required by Overstrand Municipality;
28. that the internal sewer reticulation system be connected to the existing 160mm diameter gravity pipeline in Main Street, Sandbaai as by messers GLS report, at the developers cost;
29. that the recommendations as per the Traffic Impact Assesment Report dated 16 July 2009 prepared by messers iCE Group did not account for the future Sandbaai Malll and Sandbaai Meent developments;
30. that according to the TIA report, traffic exiting the Engen filling Station and surrounding business experience a level of service E, by thus taken into account the future developments mentioned above the access to and from the proposed development and the existing developments will negatively impact on the future flow of traffic on the Sandbaai Main Road;
31. that the developer apply for a temporary water connection on the prescribed application form at Overstrand Municipality's Finance Department, before commencement of construction;
32. that the developer apply for a bulk water connection on the prescribed application form, at Overstrand Municipality's Finance Department and that the installation of the bulk water meter, by the developer, be done under the supervision of the Operational Manager, Hermanus;
33. that the connection to the main water line will only be done by the Operational Department after payment of the connection fee, by the developer;
34. that damage to the existing roads, used as routes for access to the development, for the provision of services, be repaired by the developer.



**DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES**

20 October 2015
DATE



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D Hendriks

25 September 2008

Overstrand Municipality
P O Box 20
HERMANUS
7200

Attention: Mr Dennis Hendriks

Dear Sir

FILE NO:	EL 1447 SB
SCAN NO:	
COLLABORATOR NO:	35517

PROPOSED DEVELOPMENT OF THE STAND 1447 IN SANDBAAI : WATER AND SEWER SYSTEMS

As requested by you we investigated the capacity of the water supply and sewer reticulation systems to serve the proposed development of stand 1447 in Sandbaai and comment as follows:

1. EXTENT OF DEVELOPMENT

As indicated on the information provided to us the extent of the proposed development is 36 residential stands and a shopping centre of 2 ha.

For the location of the stand and layout of relevant services please refer to Figure SBW-1447 and SBS-1447 included herewith.

2. WATER SYSTEM

2.1 Water Demand

Based on water consumption and effluent discharge rates and patterns of similar unit types as those indicated to be included in the proposed development, the water demand and sewer discharge will be in accordance with that allowed for in the Water and Sewer Master Plans.

2.2 Reservoir Capacity

The existing reservoir capacity and bulk supply system to the reservoir would be sufficient to serve the proposed development.

2.3 Distribution system

The occurrence of development in the vicinity, such as on adjacent erven 1448, 1460, 1461, 1600, 1601 and 1620 requires that the following Master Plan items (Refer to "Water Master Plan, March 2006" - CES), as indicated on Figure SBW-1447, be implemented in order to serve the proposed developments:

- i. SB1.1 - 690m x 250mm Ø parallel pipe reinforcement
- ii. SB1.4 - 610m x 160mm Ø parallel pipe reinforcement
- iii. SB1.5 - 200m x 160mm Ø parallel pipe reinforcement

3. SEWER SYSTEM

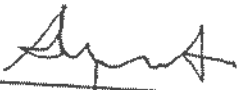
3.1 Sewer flow

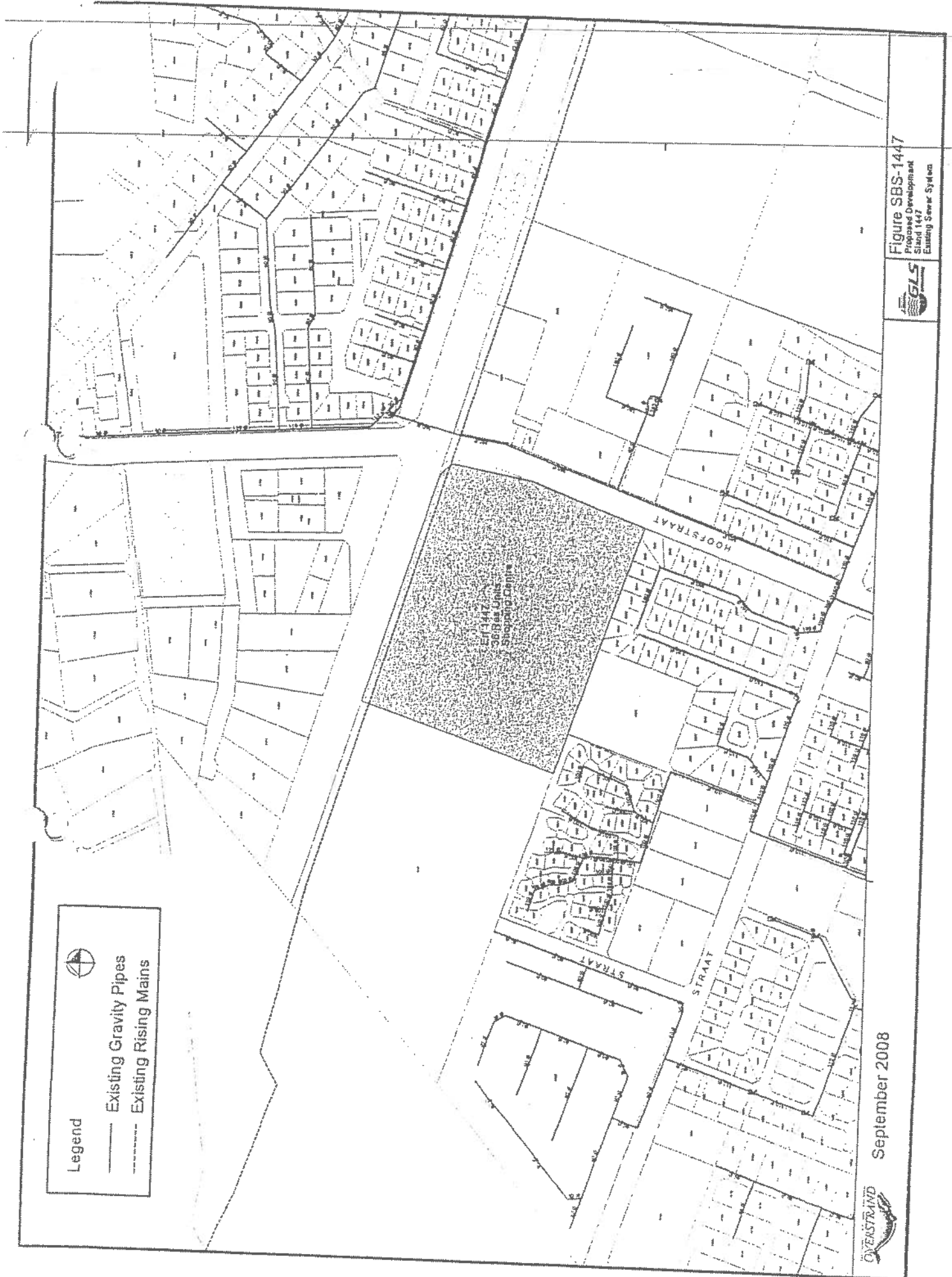
Based on effluent discharge rates and patterns of similar unit types as those indicated to be included in the proposed development; the sewer discharge will be in accordance with that allowed for in the Sewer Master Plan.

3.2 Reticulation system

The sewer reticulation system would be sufficient to serve the proposed development. It is proposed that the sewer should discharge into the 160 mm \varnothing gravity pipe in the Main Street of Sandbaai.

Yours faithfully
GLS CONSULTING
REG. NO.: 2007/003039/07


Per: DR LC GEUSTYN
(Director)



Legend

Existing Gravity Pipes

Existing Rising Mains



September 2008

Figure SBS-1447
Proposed Development
Stand 1447
Existing Sewer System



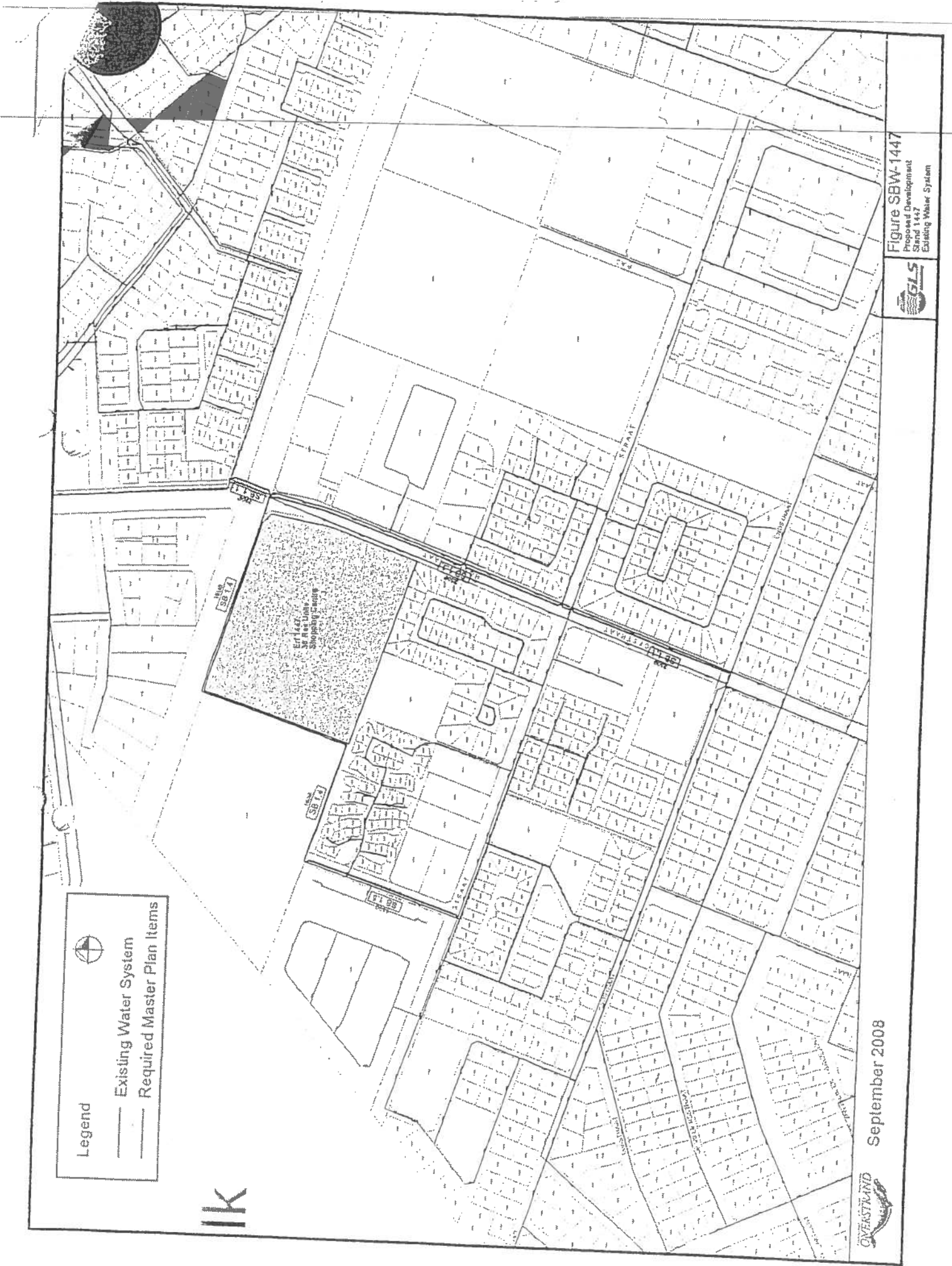


Figure SBW-1447
 Proposed Development
 Street 1447
 Existing Water System



September 2008



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