APPENDIX F:

PERMITS, LICENCES & SUPPORTING LETTERS

HERITAGE WESTERN CAPE:
APM & BELCOM RECORD OF DECISION

DEPARTMENT OF AGRICULTURE:
WESTERN CAPE

DEPARTMENT OF AGRICULTURE:
NATIONAL

BREEDE VALLEY MUNICIPALITY:
MUNICIPAL INFRASTRUCTURE

ESKOM:
POWERLINE SERVITUDE
Mr. J. Kaplan  
Agency for Cultural Resource Management  
P. O. Box 159  
Riebeek West  
7306  

Dear Mr. Kaplan,

Re: PHASE 1 AIA — PROPOSED DEVELOPMENT, BARCLAY HILLS (REMAINDER OF THE FARM BARCLAY NO. 305), WORCESTER, WESTERN CAPE.

The Archaeology, Palaeontology and Meteorites (APM) Committee of the Western Cape Provincial Heritage Resources Authority, Heritage Western Cape (HWC), at a meeting held on 06 February 2007, discussed the Phase 1 Archaeological Impact Assessment of the proposed development at the Remainder of the Farm Barclay no. 305, Worcester, Western Cape.

The following was noted:

i) The property comprised 11.63 ha to be developed 178 housing units.
ii) An NID had been submitted to BELCOM.
iii) Scattered ESA and MSA stone tools were noted and were of low significance.

From the APM Committee area of competency, the following decision was made.

i) There were no objections to the development with regard to archaeological and palaeontological resources.
ii) A consolidated record of decision would be issued by BELCOM.
iii) In the event that human burials are uncovered or exposed during earthworks or excavations, they must be reported immediately to the South African Heritage Resources Agency (Attn: Mrs M. Leslie or Mrs. C. Schoemayer 021 462 4502) and Heritage Western Cape (Attn: Ndukuyakhe Ndlolvu 021 483 9685). An archaeologist will be required to remove the remains at the expense of the developer.

Before final approval of this development can be granted, BELCOM or staff serving it must review the NID. A consolidated ROD, including both APM and BELCOM inputs will be issued only after the BELCOM review is completed.

Yours faithfully,

Ndukuyakhe Ndlolvu  
Senior Heritage Officer: Archaeologist

Figure F1: Comment from Heritage Western Cape (APM Committee).
Heritage Western Cape hereby notifies:
Agency for Cultural Resource Management
P.O Box 159 Riebeek West 7306

RECORD OF DECISION

of its decisions, comments and recommendations in terms of
Section 38(2) of the National Heritage Resources Act, 1999 (Act 25 of 1999)

For: Proposed subdivision.
At: Remainder of Farm Barclay No. 305.

DECISIONS, COMMENTS AND RECOMMENDATIONS:

• That no further heritage assessments are required as the nature of the proposed
development and contextual analysis reveals that the development does not
warrant such action. The development can proceed and all other approval must be
handled at the local municipality.

Condition of approval:
Should any human remains or archaeological material be uncovered, works are to stop
immediately and HWC informed in order to assess.
Please feel free to contact this office for any other information.

Yours faithfully

Mu-Attar Abrahams
for Accounting Officer; Heritage Resource Management Service

Figure F2: Heritage Western Cape Record of Decision (APM Committee).
Ons Verwykning: 20/05/9/16
U Verwykning: 10/3/259
Navrae: JH Smit

Die Munisipale Bestuurder
Breede Vallei Munisipaliteit
Privatsak X 3046
Worcester
8849

Aandag B. Hlongwana

AANSOEK OM HERSONERING EN ONDERVERDELING: AFDELING WORCESTER RESTANT VAN DIE PLAAS BARCLAY NR 305, (DIE BARCLAY NR 792)

U skrywe van 23 November 2005 met betrekking:

Die Departement van Landbou: Wes-Kaap ondersteun die onverdeling van bogenoemde eiendom om die volgende eenhede te skep:
- Gedeelte A
  ± 11.62805 ha
- Restant
  ± 18.81435 ha

Die onverdeling is met voorwaarde van hersonering uit landbou en die gevolglike onverdeling van Gedeelte A vir die doeleindes van dorpsontwikkeling.

Ons Verwykning: 20/05/9/16

F.J. Richter
WNLDE DIREKTEUR: VOLHOUBARE HULPBRONBESTUUR
2007-01-08

Afskrifte aan:

Direkteur Landbouground en Hulpbronbestuur
Nasionale Departement Landbou
Privatsak X 120
Pretoria
0001

Bolandplan
Posbus 963
Worcester
8849

Privatsak XI / Private Bag XI, ELSenburg 7607
Tel: (021) 808 5093 • Faks/Fax: (021) 808 5092 • Webwerf/Website: www.elsenburg.com

LANDBOU-ONTWIKKELINGSENTRA / AGRICULTURAL DEVELOPMENT CENTRES:
ELSenburg • GEORGE • MOORREESBURG • OUDTSHOORN • VREDENDAL
Martin Oosthuizen Boland Planning
P O Box 963
Worcester
6849

Dear Sir

PROPOSED REZONING TO SUBDIVISIONAL AREA OF A PORTION OF THE REMAINDER OF THE FARM BARCLAY NO. 305, DIVISION OF WORCESTER, WESTERN CAPE PROVINCE

Your application of 1 November 2006 refers.

With reference to the above-mentioned subject I wish to inform you that the application for rezoning of a portion measuring approximately 11.6 hectares (Proposed Ptn A) to Subdivisional Area is acceptable from an agricultural point of view.

The subdivisional application shall be considered upon receipt of the formal rezoning permit.

Yours faithfully

DELEGATE OF THE MINISTER: LAND USE AND SOIL MANAGEMENT
Ons Verwyking / Nomzamo Yomha / Our Reference:
U Verwyking / Your Reference:
Vir Aandag van / Attention of:  10/3/3/233

15 May 2007

Boland Enviro
P. O. Box 250
Worcester
6849

ATTENTION: MR NIK WULLSCHLEGER

Dear Sir

PROPOSED BARKLAY HILLS DEVELOPMENT, FARM 305/R (792), WORCESTER:
CONFIRMATION OF MUNICIPAL SERVICES CAPACITY

Your enquiry of 11 May 2007 regarding the capacity with respect to the waste- and sewerage removal and assurance of water- and power supply to the proposed Barclay Hills Development, refer.

This document should, inter alia, be read in conjunction with the Water and Sewer Master Plans (performed by CES) dated June 2006 and the Worcester Wastewater Treatment Works (WwTW) Status Quo Assessment (performed by BKS) dated May 2006.

The proposed development was conceptually taken into consideration for the recently completed master plans for the water and sewer networks and WwTW.

1. WATER DISTRIBUTION SYSTEM

1.1 Distribution zone

The master planning indicated that this development area should be accommodated in the future Preloads Upper zone. The water analysis for the master plan was done with a total annual average daily demand (AADD) for development of 160 kL/d.

1.2 Distribution system

The existing Water distribution system has insufficient capacity to supply the water demand for the proposed development area. Accommodation of the development in the present system will require upgrading of the existing system to comply with the pressure and fire flow criteria as set out in the master plans.
1.3 Bulk System

The existing bulk supply system has insufficient capacity to supply the water demand for the proposed development area.

1.4 Reservoirs

A new Preload Upper Reservoir will be required in the area above the existing Preloads reservoir to augment reservoir storage and pressure for the proposed development.

1.5 Future mains

The following feeder mains require upgrading in future:

1. Feeder main to Worcester West area.
2. New rising main to new Preload Upper reservoir.
3. Feeder main to Preload reservoir.

1.6 Pumping station and rising main

A new pump station will be required in the area of the existing Preload reservoir site to supply water via a new rising main to the Preload Upper reservoir.

1.7 Water sources

Sufficient raw water is available at the Stettynskloof Dam. The Stettynskloof supply pipeline and booster pump station to town require major augmentation due to the influence of the proposed development together with other future development areas on the existing system.

2. SEWERAGE DRAINAGE

2.1 Drainage Area

The proposed development falls within the existing Worcester Central domestic drainage area. The development is accommodated in the sewer priority drainage area of the sewer master plan.

2.2 Sewer flow

The sewer analysis for the master plan was done with a peak day dry weather flow (PDDWF) for the proposed development of 136 kl/day.

2.3 Present situation

There is insufficient capacity in the existing sewer reticulation system to accommodate the proposed development. Accommodation of the development in the present system will
require augmentation due to the influence of the proposed development on the existing system.

2.4 Implementation of the master plan

The main gravity outfall sewer from Worcester West area requires major augmentation due to the influence of the proposed development together with other future development areas on the existing system.

3. WASTEWATER TREATMENT WORKS

3.1 Existing Wastewater Treatment Works

The existing Worcester Wastewater Treatment Works (WwTW) is a combination of biological filtration and activated sludge with sludge handling facilities for both systems. After a process of maturation and chlorination, treated sewerage is released to drain towards the Breede River.

3.2 Existing outflow quality

The existing Worcester WwTW has reached its full capacity in terms of COD loading and is in need of urgent upgrading.

3.3 Flow projections

The Peak Dry Weather Flow (PDWF) for Worcester is estimated at approximately 21 271 kl/d, or roughly 61.7% of the Average Annual Daily Demand (AADD).

According to the Sewer Master Plan the PDWF of the proposed development is approximately 136 kl/d.

The future PDWF (2013) of the drainage areas in Worcester is approximately 28 788 kl/d, which is approximately 63% of the future AADD. The Sewer Master Plan's future PDWF at full occupation of all erven at Worcester is approximately 33 105 kl/d, which is approximately 70% of the future AADD.

The Worcester Wastewater Treatment Works (WwTW) Status Quo Assessment (performed by BKS) indicates an estimated future AADD flow of 42.6 Ml/d up to 2025.

3.4 Future Extensions to Wastewater Treatment Works

Based on the Worcester Wastewater Treatment Works (WwTW) Status Quo Assessment (performed by BKS) the refurbishment of the existing WwTW and an extension to enable the plant to treat between 30 and 40 Ml/d, is recommended.
3.5 Implementation of future Extensions to Wastewater Treatment Works

Due to the critical capacity of the sludge handling facilities, contracts were awarded (January 2007) for the construction of Upflow sludge lagoons and the refurbishment of the existing WwTW's equipment. The estimated completion date of before-mentioned is December 2007.

The proposed first phase extension of the existing WwTW to enable the plant to treat between 30 and 40 Ml/d is estimated to take two to three years to complete. It is predicted that the latter will be implemented during 2008 and be completed by 2011.

4. SOLID WASTE MANAGEMENT

There is sufficient capacity at the existing solid waste disposal site for the disposal of surplus and unsuitable material (building rubble) generated during the construction phase and for domestic waste generated during the operational phase of the proposed development of 92 townhouses and 86 houses.

5. STORMWATER DRAINAGE

That a storm water management plan which could include a detention pond be submitted to the Municipal Technical Engineer for approval.

6. POWER SUPPLY

6.1 Distribution Area

The proposed development falls within the existing distribution area of the Breede Valley Municipality.

6.2 Power demand

The power demand analysis for the master plan was done with a diversified demand for the proposed development of 92 townhouses and 86 houses at the proposed Barclay Hills Development at 4 KVA per electrical connection.

6.3 Present situation

Sufficient capacity on the existing distribution system is not available at present to accommodate a bulk 11kV boundary service connection point to any of the boundaries of the proposed development. Accommodation of the development in the present system will however require augmentation due to the influence of the proposed development on the existing system which will attract network extension and contribution costs to the developer.
7. CONCLUSION

The existing water- and power supply and outfall sewer to the proposed Barclay Hills Development and the capacity of the Worcester Wastewater Treatment Works are insufficient. The developer of the proposed Barclay Hills Development will be liable for Bulk Service Levies (as calculated by the Breede Valley Municipality) as a contribution towards both water, sewerage infrastructure and contribution costs for the electrical power infrastructure.

Should you have any queries or require any further information, please do not hesitate to contact Mr Jaco Steyn at telephone number 023-348 2629 or send a fax to 023-347 3671.

Yours faithfully

[Signature]

W.H. VISSE
ACTING DIRECTOR
DEPARTMENT OPERATIONAL SERVICES
The Director
Department of Environmental Affairs & Development Planning
Private Bag X0986
Cape Town
8000

For attention: Ms Andrea Thomas

Dear Sir

BARCLAY HILLS DEVELOPMENT: CONFIRMATION OF MUNICIPAL SERVICES CAPACITY


Subsequent to the receipt of this letter a meeting was held on 22 June 2007 with Messrs. Visser and Steyn from the Municipality’s Operational Services Department to discuss the current and future services requirements for the proposed Barclay Hills development.

From discussions at the meeting it was concluded that:

☐ The Breede Valley Municipality has prepared master plans for the implementation of bulk and reticulation systems to service future developments. The rate of implementation of these Master Plans is dependent on budget constraints as well as the rate at which Development Contributions (DC’s) payable by these developments are collected by the Municipality. Payment of DC’s is only due when municipal clearance for individual erven is requested.

☐ In order to address this "chicken and egg" situation it is possible to implement interim measures to accommodate smaller developments, but with the provision that the DC’s are paid at the time when clearance is required. Municipal clearances shall under no circumstances be issued unless DC’s have been paid.

☐ Confirmation of the availability of bulk services and reticulation capacity can therefore only be given at a specific time for a specific development.
Interim measures can be put into place to accommodate the proposed Barclay Hills Development as follows.

1. WATER DISTRIBUTION SYSTEM

1.1. Distribution System

CEs Consulting Engineers undertook a status report on bulk services as required by the Municipality for this development. This report has indicated that a booster pump can be implemented in the existing system as an interim measure to sustain the necessary flows to the proposed development.

EFG Engineers (Pty) Ltd has already submitted a preliminary plan to the Municipality that makes provision for upgrading of the existing booster pump as well as larger pipes to accommodate the requirements of the Master Plan. The Municipality gave this plan in principle approval.

1.2. Bulk System

Currently supply to the Worcester West Upper Reservoir is improved by an in-line booster pump, which also provides additional pressure in the reticulation network of Worcester West.

The Master Plan makes provision for a new supply main from a new supply reservoir that will provide the required flows for the greater Worcester West area. In the interim the current supply, with the upgraded booster pump will provide for the required bulk supply to the Worcester West Upper Reservoir.

1.3. Reservoirs

The Master Plan makes provision for a new supply main from a new supply reservoir that will provide the required flows for the greater Worcester West area. In the interim the current supply, with the upgraded booster pump will provide for the required bulk supply to the Worcester West Upper Reservoir.

2. SEWERAGE DRAINAGE

2.1. Present Situation

The flows from this development can be connected to the existing Worcester West internal reticulation system.

3. WASTEWATER TREATMENT WORKS

3.1 Existing Outflow Quality and Flow Projections

The existing Worcester Wastewater Treatment Works (WwTW) has reached its full capacity in terms of COD loading and is in need of urgent upgrading.

The Peak Dry Weather Flow (PDWF) of the proposed development is 138kl/d or 0.6% of the existing estimated PDWF of 21 271kl/d and will as such have a marginal impact on even the existing works.

3.2 Implementation of Extensions to Wastewater Treatment Works

Contracts were awarded for the construction of sludge lagoons and the refurbishment of the existing WwTW. The estimated completion date of the first phase is December 2007. Further extensions of the works will follow with sufficient capacity for sewer flows from the Barclay Hills and other developments available by 2009.
4. STORMWATER DRAINAGE

Design drawings prepared by EFG Engineers (Pty) Ltd make allowance for detention ponds within the boundaries of the proposed development.

5. COMMITMENTS FROM DEVELOPER

The report prepared by CE's Consulting Engineers has indicated that the Developer of Barclay Hills can be liable for Development Contributions in the order of R2.4m for water and R0.76m for sewer. These contributions will be used together with contributions from other developers to do the necessary upgrading of the existing bulk water and sewer infra-structure systems.

The developer has given an undertaking to:
- Pay the Development Contributions when required to do so as well as to:
- Install the water booster pump at his cost during the construction phase of Barclay Hills

6. IMPLEMENTATION PROGRAMME

The provisional development programme for Barclay Hills once an ROD has been issued is attached in Annexure 2.

The programme shows that demands from the bulk water and sewer systems will only be required approximately 11-12 months after an Environmental Authorisation has been issued and even then it will be on a limited scale. By this time the upgrading of the sewer works will allow additional flows. Water supply shall be sufficient as a result of the upgraded booster pump.

7. CONCLUSION

From the above it can be concluded as follows:
- The Breede Valley Municipality has prepared master plans for the upgrading of the existing water and sewer bulk systems
- These master plans will be implemented when required and the necessary Development Contributions (DC's) have been received from future developers
- The Developer of Barclay Hills has given a commitment to pay the required DC's when required
- As an interim measure the Developer will upgrade the existing booster pump to accommodate the Barclay Hills development
- Upgrading of the waste water treatment works has commenced and should have adequate additional capacity at the time of occupation of the first phase of Barclay Hills

On behalf of the Developer of Barclay Hills we would like to request a meeting with your department and officials of the Breede Valley Municipality to discuss further details regarding the availability of bulk services and the accommodation of the proposed development in the existing Worcester services network.

We look forward to a reply at your earliest convenience please.

Yours faithfully

J MARAIS
Pr Tech Eng
for: EFG Engineers (Pty) Ltd
Annexure 1
## BARCLAY HILLS PROVISIONAL DEVELOPMENT PROGRAMME

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Boland Environmental Consultants CC
P O Box 250
WORCESTER
6849

Date: 2007.02.27
Enquiries:
Ms M Crouzer
Tel: 021 980-3269

Att.: N Wullschleger

PROPOSED HOUSING DEVELOPMENT : BARCLAY HILLS FARM 792 (305/R)
WORCESTER
YOUR REF: B.E.A/Barclay/0697
OUR REF: 00562/07

I refer to your application dated 28 June 2007.

1. (i) Eskom has no objection to the proposal and include the following drawings, indicating
Eskom services:

   Drawing Numbers: Map Requests: 00562/07

(ii) Should it be necessary to move or support any of the services, the costs will be
entirely for the account of the Developer/Applicant. For a cost estimation
please contact Johan Lesch, Worcester Office, 023 347 5745.

(iii) Prior to any construction work please contact, Jan Matthys, Technical Services
Centre, Worcester Tel: 023 3475780, for a working permit / indemnity form.


Please contact Marina Crouzer, Tel 980 3269 at Land Development, Brackenfell
should you require further information.

Yours faithfully

[Signature]

MARINA CROUZER
LAND DEVELOPMENT - BRACKENFELL

Received 10 Jul 2007
ESKOM (WESTERN REGION)

OCCUPATIONAL HEALTH AND SAFETY ACT (Act No 85 of 1993)
WITH REGULATIONS

D16 (7) Excavations

"The builder or excava tor shall ascertain as far as possible the location and
nature of underground services likely to be affected by the excavation and take
such steps as may be necessary to prevent danger to persons".

THE ELECTRICITY ACT (Act No 41 of 1987)

Section 27 (3) : Offences and Penalties

"Any person who without legal right (the proof of which shall be upon him) cuts or
damages or interferes with any apparatus for generating, transmitting or
distributing electricity, shall be guilty of an offence and liable on conviction to a
fine not exceeding R2 000.00 or to imprisonment for a period not exceeding
twelve months".
Map showing Eskom 11kV line crossing the north eastern corner of Barclay Hills