



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

**Request for an Exemption to the Sewer Portion of the
Development Charge (DC) in line with the City's
Development Contribution Policy, In Approved Applications
for Temporary Package Plants as a Condition of
Development in the Catchments of Wastewater Treatment
Works Currently at Capacity**

Council Resolution

(Item No. C11/10/22)

27 October 2022

Council Decision Implementation Tool		Implementer View									
<p>For assistance when completing the form, contact the following support staff or send an email to CDIT@capetown.gov.za.</p> <table border="0"> <tr> <td>Suzanne Abel</td> <td>021 400 3664</td> <td>Suzanne.Abel@capetown.gov.za</td> </tr> <tr> <td>Nadine Damon</td> <td>021 400 3708</td> <td>NadineAnn.Damon@capetown.gov.za</td> </tr> <tr> <td>Deirdre Daniels</td> <td>021 400 4835</td> <td>DeirdreMillicent.Daniels@capetown.gov.za</td> </tr> </table>			Suzanne Abel	021 400 3664	Suzanne.Abel@capetown.gov.za	Nadine Damon	021 400 3708	NadineAnn.Damon@capetown.gov.za	Deirdre Daniels	021 400 4835	DeirdreMillicent.Daniels@capetown.gov.za
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Item Number	C 11/10/22										
Approved by	Council										
Meeting/Decision Date	2022-10-27										
Subject	REQUEST FOR AN EXEMPTION TO THE SEWER PORTION OF THE DEVELOPMENT CHARGE (DC) IN LINE WITH THE CITY'S DEVELOPMENT CONTRIBUTION POLICY, IN APPROVED APPLICATIONS FOR TEMPORARY PACKAGE PLANTS AS A CONDITION OF DEVELOPMENT IN THE CATCHMENTS OF WASTEWATER TREATMENT WORKS CURRENTLY AT CAPACITY										
<div>Hide Decision Details</div>											
Click here for Meeting Details		Click here for full Minutes of the meeting									
C 11/10/22		<p>REQUEST FOR AN EXEMPTION TO THE SEWER PORTION OF THE DEVELOPMENT CHARGE (DC) IN LINE WITH THE CITY'S DEVELOPMENT CONTRIBUTION POLICY, IN APPROVED APPLICATIONS FOR TEMPORARY PACKAGE PLANTS AS A CONDITION OF DEVELOPMENT IN THE CATCHMENTS OF WASTEWATER TREATMENT WORKS CURRENTLY AT CAPACITY</p> <p>RESOLVED that:</p> <p>(a) a category of development be defined for the purpose of a Development Charge (DC) exemption:</p> <p>(i) With regard to the catchment areas of the Potsdam, Zandvliet and Macassar Wastewater Treatment Works (WWTWs) and including the following existing suburbs:</p> <ul style="list-style-type: none"> <u>Potsdam WWTW</u> - Acacia Park, Annandale Farm, Atlantis Gardens, Big Bay, Blaauwberg, Strand, 									

Blouberg Rise, Blouberg Sands, Blouberggraht, Bothasig, Brooklyn, Burgundy Estate, Century City, Dunoon, Edgemead, Flamingo Vlei, Glenwood, Joe Slovo Park, Kaapzicht, Killarney Gardens, Kleinbosch, Lagoon Beach, Marconi Beam, Milnerton, Milnerton Ridge, Montague, Montague Gardens, Monte Vista, N1-City, Parklands, Phoenix; Platteklouf Glen, Platteklouf Partial, Racing Park, Richmond Park, Richwood, Rivergate, Royal Ascot, Rugby, Sanddrift, Sandown, Summer Greens, Sunningdale, Sunridge, Sunset Beach, Sunset Links, Table View, The Stables, Tijgerhof, Tygerdal, Welgelegen, West Beach, West Riding, Ysterplaat.

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- Zandvliet WWTW

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Amandelsig, Austinville, Bellville Teachers College, Benno Park, Blackheath Industria, Blue Downs CBD, Bosonia, Brentwood Park - Blue Downs, Camelot, Danarand, De Kuilen, De Wijnlanden Estate, Delft 4, Delft South, Delro Village, Dennemere, Eerste Rivier South, Eikenbosch Kuils River, Eindhoven, Ekuphumleni, Electric City, Eyethu, Fairdale, Forest Heights, Forest Village, Fountain Village, Gaylee, Gersham, Graceland, Greenfields, Hagley, Happy Valley, Harare, Highbury, Highbury Park, Highgate; Hillcrest Heights, Hindle Park, Hunters Creek, Ilitha Park; Jagtershof, Kalkfontein, Khaya, Kleinvlei Town, Klipdam, Kuilsrivier South Smallholdings, Kuyasa, Leiden, Lillydale, Loucharmante, Malibu Village, Mandela Park; Mfuleni, Mikro Park; Mxolisi Phetani, Nonqubela, Oakdene, Roosendal, Rosedale - Klein Vlei, Rotterdam, Rustdal, Sabata Dalindyebo Square, Sarepta, Saxenburg Park 1, Silveroaks, Silversands, Silvertown - Khayelitsha, St Dumas, Sunbird Park, The Conifers, The Hague, Thembokwezi, Turtle Creek, Tuscany Glen, Umrhabulo Triangle, Victoria Mxenge, Voorbrug, Vredelust Kuils River, Wembley Park, Wesbank, Zevendal,

Zevenzicht.

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- Macassar WWTW (incorporating the Gordon's Bay WWTW catchment).

All suburbs in the towns of Gordon's Bay, Sir Lowry's Pass Village, Strand, Somerset West, Firgrove, Croydon, Faure, Macassar and surrounding rural areas.

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- Other not yet identified

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Any other land parcels not included in the abovementioned suburbs, but subsequently identified during the term of the exemption as lying within the constrained catchments.

(ii) For all land uses applied for where a Temporary package plant (provided and operated by the developer with necessary authorisation from the National Department of Water and Sanitation) has been agreed on as the only means to dispose of and treat sewage;

(iii) For such applications approved during the period of upgrade construction of the three works, currently underway and estimated for completion at 2026, 2028 and 2024 respectively, subject to change to actual completion date.

(b) in terms of section 66(2) of the Municipal Planning By-Law 2015, approval be granted for an exemption to the Development Charges Policy for engineering services for the City of Cape Town 2014, for this particular category of development and for the Sewer portion only.

(c) Council approves for the resulting sewer development charge portion foregone during every financial year of the term to be funded from the External Financing Fund (EFF) instead

(d) at the land use approval stage, it needs to be clear that the waiving of the DCs, on the sewage portion, is subject to the actual implementation of the package plants. Where these are not in practise provided, the DCs will become due on connection to the City system.

(e) a sustainable management plan needs to be in place for the operation of the plants once the developer has handed over the development to new owners, body corporates or homeowners associations.

[The EFF recorded their vote against the entire spatial planning and the ANC noted the report with serious concern.]

ACTION : J DE BRUYN, Z BASHOLO, S BASHE, M WEBSTER

Author Details

Author/s	Jaco de Bruyn Water Demand Management Technical Services WATER AND SANITATION
Comment	
Executive Director responsible for Implementation	
Primary ED	Michael John Webster WATER AND SANITATION
Primary ED Support staff	Nqobile Damane; Nobby Mentoer
Secondary ED/s	
Director responsible for Implementation	
Director	

	Zolile Basholo	
	Technical Services	
Director Support staff	Fairuz Singh	
Officials responsible for Implementation		
Please note: only the assigned Implementers may complete or edit this section of the form.		
Implementer/s	Jaco de Bruyn	
Feedback Frequency	Monthly	
Implement Start Date	2022-11-08	
Implement End Date	2023-01-31	
Milestones:		
Milestone:	Missed deadline	
	Start	End
Plan implementation and communication to stakeholder approach	2022-11-08	2022-11-21
Milestone:	Missed deadline	
	Start	End
Internal Stakeholder communication with instruction to implement	2022-11-21	2022-12-09
Milestone:	Missed deadline	
	Start	End
External client stakeholder communication	2022-11-21	2023-01-31
Add milestone		
Comments:		
Comment:	Date	
	2022-11-04	
Add comment		
Project Status	In progress	
	Evidence:	
	DC exemption for TPP development cases - Council decision implementation plan v1.pdf	
	SOP for TPP rev 5 DF Workshop 20221124.pptx	

Modified by Jaco de Bruyn on 2022-11-28 at 14:04