



12 February 2019

Minutes of the pre-application meeting with Department of Water and Sanitation for the proposed Pakco Mini Factories development, Verulam held on 6 February 2019 at 09h00 at the offices of DWS.

In attendance:

Antonia Steenkamp	AS	DWS
Hans Coetzee	HC	Hans Coetzee Architects/Pakco
Johan Bodenstein	JB	Indiflora cc Environment Services (EAP)

- JB introduced the team and the project concept, that being mini factories on the vacant undeveloped portions of the Pakco site on both sides of the water course.
- JB noted the Pakco wish to infill the wetland east of the existing factory to create a larger, more useful platform and queried DWS view of that happening.
- AS replied that it is possible, but an equal sized off-set will be required where another wetland will have to be rehabilitated to DWS standards. An off-set plan must be submitted with the application if infilling is to take place.
- JB confirmed Geotech, civil engineering, wetland (functional assessment, risk assessment and hydrology) and geo-hydrological specialists have been appointed and have commenced their studies.
- AS queried the source of water supply for construction?
- JB responded municipal supply
- AS indicated the application to be a full WULA because of the sewer line crossing the stream
- AS The WULA PPP to take place at the time when the WULA is submitted to DWS and the response to be submitted later when the PPP is concluded.
- AS queried whether the Verulam WWTW is authorised. AS checked their system and confirmed that it is. The applicant must confirm whether there is capacity in the WWTW for the sewerage to be generated.
- AS indicated that DWS require a signed Service Level Agreement (SLA) from eThekweni for water, sewerage and solid waste disposal.
- AS indicated the application must include the following alternatives; the proposed layout and a No-Go alternative.
- HC queried the possibility of including an attenuation or feature dam in the layout.
- AS indicated that it is possible but must be informed by the Geotech, hydrology and geo-hydrology studies.
- AS indicated the WULA must include the following elements of Section 21 of the NWA:  
S21(a) abstraction of water (existing plant)  
S21(b) storage of water for the proposed dam  
S21(c) altering the bank of the stream – for bulk earthworks, the existing plant and for every stream crossing  
S21(i) impeding the flow of a stream (includes the accelerating of the flow of a stream eg storm water pipes or culvert)

AS Wetland specialist must recommend buffers

Meeting was concluded by 9h45.

Johan Bodenstein  
PrSciNat