



DRAKENSTEIN

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Tel No: (021) 807-4832
Date: 1 November 2023

CB/JA
15/4/1 (15241) W

David Hellig & Abahamse
Land Surveyors
PO Box 18
PAARL
7622

Email: DAVID@dhaa.co.za

Sir

APPLICATION FOR THE SUBDIVISION, PERMANENT DEPARTURE AND APPROVAL OF THE SITE DEVELOPMENT PLAN OF UNREGISTERED ERF 15241 WELLINGTON (VERDEAU LIFESTYLE ESTATE)

Your above-mentioned application refers.

1. **Approval** has been granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the following:
 - 1.1. The Subdivision of Erf 15241 Wellington, measuring $\pm 1918\text{m}^2$ in extent, into three (3) portions as indicated on the Subdivision Plan (**Annexure B**):
 - 1.1.1. Portion 1: $\pm 385\text{m}^2$
 - 1.1.2. Portion 2: $\pm 463\text{m}^2$
 - 1.1.3. Portion 3: $\pm 1070\text{m}^2$
 - 1.2. The Permanent Departures from the development parameters of the zoning scheme for the relaxation of the external building lines of the group housing units as follows:
 - 1.2.1. Portions 1 and 2: External building line relaxation from 3m to 2.27m.
 - 1.2.2. Portion 1: External building line relaxation from 3m to 0m along the eastern property boundary adjoining Erf 15200 Wellington.

2./...

- 1.3. The approval of the Site Development Plan, (**Annexure C**), reserving Portion 3 of Erf 15241 Wellington for a common recreational facility to be transferred to the Homeowners Association.
2. The approvals mentioned above paragraphs are subject to the following conditions, laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
 - 2.1. Adherence to the conditions laid down by the Drakenstein Municipality: Civil Engineering Services Division in its memorandum 15/4/1(15205) W (1651) dated 14 December 2022, (**Annexure E**).
 - 2.2. Adherence to the conditions laid down by Land Development Management:
 - 2.2.1. The development shall take place in accordance with the site development plan (**Annexure C**);
 - 2.2.2. Only one electrical service connection per erf shall be allowed.
 - 2.2.3. Proposed Portion 3 of Erf 15241 Wellington, measuring $\pm 1070\text{m}^2$, shall be transferred from the Developer to the Verdeau Homeowners Association, prior to or simultaneously with the transfer of the last remaining 20 subdivided erven, in the Verdeau Development, to a new property owner other than the developer.
 - 2.2.4. A common recreational facility for members of the Verdeau Homeowners Association shall be developed, by the developer, as part of the development infrastructure prior to the transfer of the last remaining 20 subdivided erven in the Verdeau Development, to a new property owner other than the developer.
 - 2.2.5. No buildings or structures may be erected, or existing structures altered, without the approval of building plans by Council.
 - 2.2.6. Should the applicant fail to comply with any of the above-mentioned conditions of approval, the Council reserves the right to impose further conditions in future if deemed necessary.
3. The following be regarded as the reasons for the decision:
 - 3.1. All private combined systems shall be the responsibility of the members of the Homeowners association/body corporate and is as such in the Verdeau Lifestyle Constitution.
 - 3.2. The proposal conforms to the Spatial Planning principals, SDF, and policies for the area.

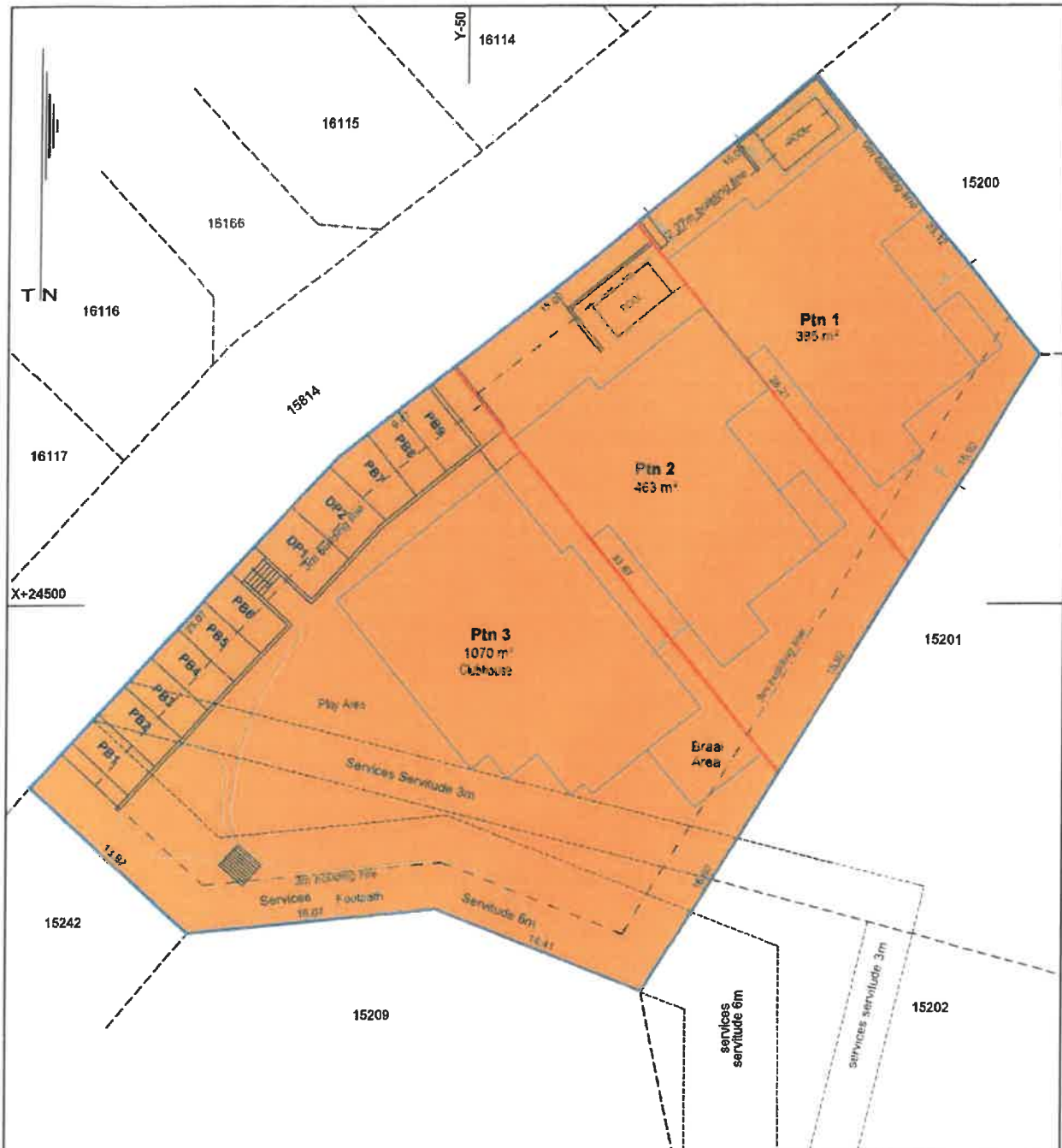
- 3.3. The Chairperson of the Verdeau Homeowners Association gave consent for the subdivision of Erf 15241 Wellington into three (3) portions as well as the relocation of the common recreational facility from its original position shown as Erf 15477 Wellington to Portion 3 of Erf 15241 Wellington.
- 3.4. The applicant shall be required to transfer proposed Portion 3 of Erf 15241 Wellington to the Verdeau Homeowners Association and to develop said facility as part of the overall common development infrastructure in the estate.
4. That the applicant shall inform the following parties of the general right of appeal the outcome of the application for subdivision, permanent departures and approval of amended site development plans in terms of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
 - 4.1 The Trustees and/or Members of the Verdeau Homeowners Association.
 - 4.2 The surrounding property owners of Erven 16083, 16112 to 16119 Wellington.
 - 4.3 The Body Corporate of the Sectional Title Schemes developed on Erven 15200, 15201 and 15202 for consideration by its Trustees and/or Members.
5. That the applicant shall be required to simultaneously, erect and maintain a notice board on a prominent position on the site giving notice of the decision to develop Portion 3 of Erf 15241 Wellington for a common recreational facility.
6. Appeals can be forwarded to the Executive Mayor being the Appeal Authority, in terms of Section 79(3) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, by any person whose rights are affected by the decision, within 21 days from the date of the notice. The appeal procedures are set out in Section 80 of the afore-mentioned Bylaw; and
7. The approval letter be displayed on the notice boards of the municipal offices and libraries and be posted on the official municipal website.

Yours faithfully



.....
H.G. STRIJDOM (PR.PLN A 1058/1998)
MANAGER: LAND DEVELOPMENT MANAGEMENT

ANNEXURE B



Notes :

- 1) Erf 15241 Wellington is to be subdivided into :
 - a) Ptn 1 385m²
 - b) Ptn 2 463m²
 - c) Ptn 3 1070m²
- 2) External Building lines are to be relaxed from 3m to 2,27m in respect of Ptns 1, 2 and 0m on the eastern boundary of Ptn 1, as indicated

Ref: 1) Co-ordinate System WGS 84/19°
 2) S. G. Noting 877, 1564

dh&a
 david heilig & abrahamse
 professional land surveyors
 258 Main Street
 PAARL 7648

Telephone : 021-8724085 web site : www.dh&a.co.za
 email : david@dh&a.co.za

project
VERDEAU
Lifestyle Estate, Wellington
Erven 15241 Wellington

Scale	1/250@A3
Date	March 2022
File No	P1718/82(100)AMENDMENTS(A1)
Plan No	4

ERF 15241

VERDEAU LIFESTYLE ESTATE - WELLINGTON

Portion of Erf 8929 WELLINGTON

FOR INFORMATION ONLY
date: February 2022

Dwelling Type	Min. No.	Max. No.	Max. Height (incl. Rise) Pending Bery
x2	1	1	12m
7	48	217	9m
	48	217	9m
TOTAL NO. OF UNITS = 2			

TOTAL NO. LIFESTYLE CENTRE = 1

ERF 15241 - BENEFIT CALCULATION

ERF 15241 PORTION 1 = 385m²

ERF 15241 PORTION 2 = 483m²

ERF 15241 PORTION 3 = 1910m²

TOTAL = 3172m²

PROPOSED BUILDING LINES

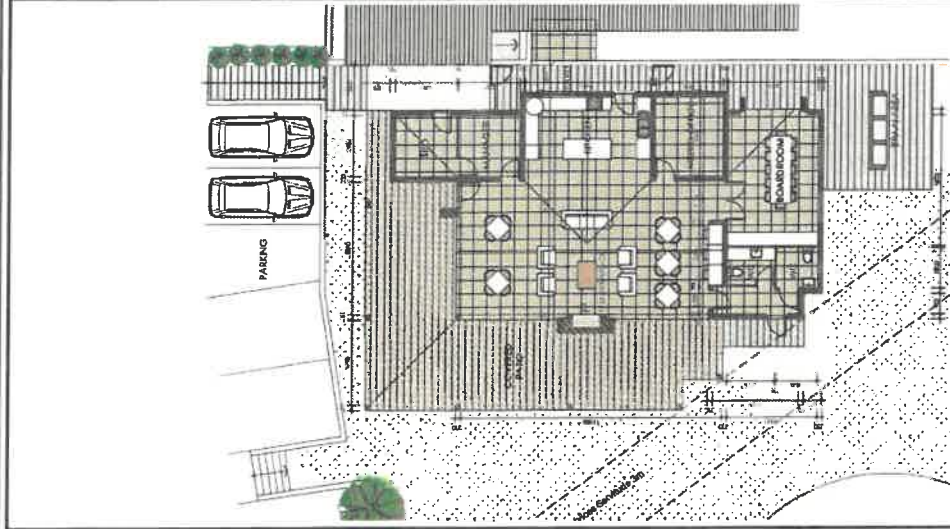
- PN 1: Building Line = 2.269m
- Common Building Line (Proposed Covered Patio) = 0m
- Common Building Line (Proposed garage & first floor Bedroom) = 0m
- Rear Building Line = 3m
- PN 2: Street Building Line = 2.269m
- Common Building Line (Proposed Covered Patio) = 0m
- Common Building Line (Proposed garage & first floor Bedroom) = 0m
- PN 3: Street Building Line = 3m
- Common Building Line = 1.2m
- Rear Building Line = 3m

CLUBHOUSE AREA	CLUBHOUSE AREA
SITE AREA PORTION 1 = 1070m ²	SITE AREA PORTION 1 = 285m ²
SITE AREA PORTION 2 = 1872m ²	SITE AREA PORTION 2 = 45m ²
GROUND FLOOR	DOUBLE GARAGE
COVERED PATIO	U/C ENTRANCE
TOTAL	U/C PATIO
	TOTAL
	385m ²

HOUSE AREA	HOUSE AREA
SITE AREA PORTION 1 = 285m ²	SITE AREA PORTION 1 = 285m ²
SITE AREA PORTION 2 = 45m ²	SITE AREA PORTION 2 = 45m ²
DOUBLE GARAGE	U/C ENTRANCE
U/C PATIO	U/C PATIO
TOTAL	TOTAL
	385m ²



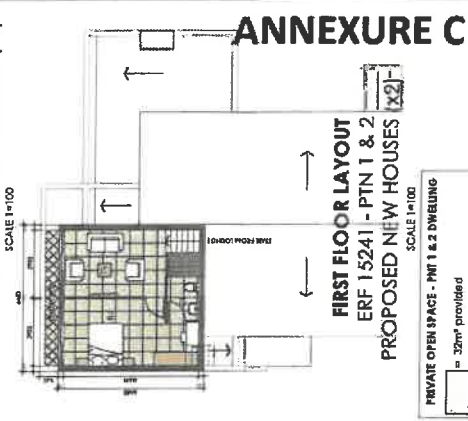
SITE LAYOUT
ERF 15241 - PROPOSED NEW CLUBHOUSE & HOUSES (X2)
SCALE 1:500



GROUND FLOOR LAYOUT
ERF 15241 - PTN 3
PROPOSED NEW CLUBHOUSE
SCALE 1:100



GROUND FLOOR LAYOUT
ERF 15241 - PROPOSED NEW HOUSES (X2)
SCALE 1:100



FIRST FLOOR LAYOUT
ERF 15241 - PTN 1 & 2
PROPOSED NEW HOUSES (X2)
SCALE 1:100

PRIVATE OPEN SPACE - PTN 1 & 2 DWELLING
= 39m² provided

PROPOSED NEW LIFESTYLE CENTRE & HOUSES (X2)
WELLINGTON

DISCIPLINE: ARCHITECT
ARCHITECT: [Signature]
ELECTRICAL: [Signature]
OWNER/DEVELOPER: [Signature]

DATE: 15/10/21
SCALE: 1:500
DATE: 15/10/21
SCALE: 1:100

SIGNATURE: [Signature]
NAME: [Name]
DATE: 15/10/21
SCALE: 1:100

SITE & FLOOR PLANS
ERF 15241



ANNEXURE E



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Civic Centre, Berg River Boulevard, Paarl 7646

Memo

To: EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT
(ATTENTION: MS C VAN DER BANK)

From: MANAGER: INFRASTRUCTURE MANAGEMENT

Enquiries: L. PIENAAR

Collaborator number:

Reference number: 15/4/1 (15205) W (1651)

Date: 14 December 2022

Subject: APPLICATION FOR MISCELLANEOUS AMENDMENT: ERF 15205
WELLINGTON

Time Limit on Conditions: These conditions will be limited to a period of 2 (two) years from the date as on the covering memo from this department. If after this period no construction has commenced (this excludes any preparatory work or site clearance) all the studies carried out for the proposed development need to be updated and revised accordingly, this shall include compliance with the latest legislation, amended legislation, latest or amended standards and revised master planning.

NOTE: This comment covers a number of disciplines and each section needs to be dealt with by a competent specialist in that field co-ordinated by the consultant managing the application. No correspondence will be entered into with individual consultants

This memorandum replaces our previous comments from 14 November 2022, ref 15/4/1 (15205) W (1431)

THE FOLLOWING CONDITIONS WILL APPLY

1 STREETS & TRAFFIC

- 1.1 Any new roads/streets and accesses for both portions will be the responsibility of the developer, including all internal and bulk connectors; and
- 1.2 Any alterations to the existing road network will be the responsibility of the developer which includes design, approval and construction of any additional traffic control and or traffic calming measures.

2 STORMWATER

- 2.1 No development is allowed within the 1:50 year flood line and any construction within the 1:100 year flood line must be 1m above the 1:100 year flood line; and

- 2.2 Any new stormwater networks will be the responsibility of the developer, including all internal and bulk connectors;
- 2.3 Pollution control measures to mitigate chemical and solid pollution must be provided at inlet and outlet structures as may be relevant;
- 2.4 Only pre-development run-off of a 1:2 year storm event will be accepted into the existing system. Provision must be made to accommodate the detention of run-off for a 1:50 year storm event; and
- 2.5 Provision must be made for an effective rainwater harvesting system to be planned and designed for all roof water. The volume of the storage facilities should be based on 0.02m³/m² roof area.
- 2.6 ***As per Verdau Lifestyle Estate Home Owners Association (HoA) letter, dated 9 December 2022, the HoA accepted responsibility for the stormwater system, situated within the Verdeau Development, including the maintenance and rehabilitation of all stormwater pipes as and when required.***

3 WATER

- 3.1 ***The development must be accommodated within the existing development and must tie in to the existing infrastructure;***
- 3.2 All individual portions must be provided with a separate water connection and a separate water meter to municipal specifications;
- 3.3 All the metered connections must be installed one meter inside the erf boundary of each portion;
- 3.4 Water saving devices shall be installed in toilets, bathrooms and basins;
- 3.5 Any existing system that is to remain shall be upgraded to minimum municipal standards.

4 WASTEWATER SERVICES

- 4.1 ***The development must be accommodated within the existing development and must tie in to the existing infrastructure;***
- 4.2 All individual portions must be provided with a separate wastewater connection;
- 4.3 All the connections must be installed one meter inside the erf boundary of each portion;
- 4.4 Any existing system that is to remain shall be upgraded to minimum municipal standards.

5 SOLID WASTE

- 5.1 The Municipality undertakes to remove household refuse in accordance with its by-laws and shall make its own arrangements with the home owner's organisation in the development, for the removal of such household refuse;

- 5.2 A waste recovery/recycling initiative has been implemented in Drakenstein and the development will have to be prepared to comply with any requirements as the project is rolled out;
- 5.3 Such collection shall be from individual erven/a single centralised waste collection site for the development;
- 5.4 Provision should be made for a waste disposal facility and entrance to the township, with locked gate for wheelie bins (240l bins) and recyclable bags equal to the number of dwellings per development;
- 5.5 A key should be provided to Drakenstein Municipality to be able to unlock the door/gate to garbage area on collection days, from the kerbside;
- 5.6 The garbage area should be enclosed with a 1.8m high fence and need to be provided with the following;
- Tap with running water;
 - A gully which is connected to an approved sewer connection;
 - Concrete floor;
- 5.7 Municipal refuse trucks will not enter the township (complex) to collect wheelie bins on collection days;
- 5.8 The Developer shall indemnify the Municipality from any damages caused as a result in rendering the refuse removal service; and
- 5.9 The developer shall submit an Integrated Solid Waste Management Plan for approval by the department before the completion of the civil works.

6 BULK INFRASTRUCTURE CONTRIBUTION LEVY

- 6.1 *Based on the information provided in the application, the Developer is liable to pay a Bulk Infrastructure Contribution Levy.*

7 GENERAL

- 7.1 *When at any stage in future the municipality is required to take over ownership and maintenance of civil infrastructure, it will be the responsibility of the property owners to ensure all water and wastewater connections adhere to municipal standards and by-laws;*
- 7.2 The developer is responsible for the payment of a Bulk Infrastructure Contribution Levy (water, sewer, stormwater, and roads) which can be discounted against the bulk service cost needed for the development;
- 7.3 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 7.4 All of the works, including but not limited to; roads, stormwater, water, sewers, landscaping, irrigation, etc. shall be designed by a suitably registered (ECSA registration for the civil works and SACLAP registration for the landscaping) person and any such works shall be constructed under supervision of such registered person. All such design plans shall be submitted to the Civil Engineering Services Department of Drakenstein Municipality for approval prior to the commencement of construction;

- 7.5 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.6 Where applicable all water network, (downstream of the valve immediately upstream of the bulk water meter, upstream of the connection to the existing system or intersection point with the existing road), sewer network, stormwater network and road network components shall be a private combined system and shall be indicated as such on all documents and plans;
- 7.7 All private combined systems (including but not limited to water, sewer, stormwater, roads, irrigation, etc.) shall be the joint and several responsibility (including but not limited to the administration of the joint account and operation and maintenance of the system) of the members of the homeowners association/body corporate and must be noted as such in any constitution of any such body and any such constitution must be submitted for approval by council. This constitution shall be notarially linked to each separate title deed;
- 7.8 A set of accurate as-built drawings as per Drakenstein Municipality: Civil Engineering Department's Standards must be submitted at the practical completion inspection; and
- 7.9 The above conditions are to be complied with in stages.
- 7.9.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 7.9.2 Requirements associated with the completion of construction, development charges, as-built drawings, maintenance management plans, agreements, etc. These will be complied with prior to the transfer of any property or occupation of any property/building in the phase; and
- 7.9.3 Proof of compliance for the requirements associated with long term operations must be available on request.



LP PIENAAR (Pr. Eng)

MANAGER: INFRASTRUCTURE MANAGEMENT

I:\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2022\comments\Erf 15205 Wellington - Miscellaneous amendment.docx

LP/cb

**VERDEAU LIFESTYLE ESTATE MASTER HOME OWNERS ASSOCIATION
09/12/2022**

DRAKENSTEIN MUNICIPALITY

To Whom it may concern, Mr L Pienaar

**APPLICATION FOR MISCELLANEOUS AMENDMENT: ERF 15205, VERDEAU
LIFESTYLE ESTATE, WELLINGTON**

We as the HOA has been made aware of the contents of a memo with conditions dated 14 November 2022, issued by Mr L Pienaar on behalf of Drakenstein Municipality ("the municipality") in response to an application for miscellaneous amendment submitted for Erf 15205, Wellington.

"2.3 Servitudes must be registered for Municipal stormwater pipes crossing the site at the applicant's cost".

In said discussions, the Municipality indicated that they are willing to waive compliance with clause 2.3, if our client is willing to exempt the Municipality from any future claims of pollution in the stormwater of our client's Development.

The HOA is willing to accept responsibility for the stormwater system, situated within the Verdeau Development, including the maintenance of all stormwater pipes, within said Development, on condition that the Municipality's Stormwater Management Department will remain responsible for the maintenance and management of any stormwater systems situated outside of our client's Development, as per the obligation imposed on the Municipality in terms of current relevant Municipal By-Laws.

We trust you will find the above an amicable solution and are looking forward to receiving confirmation that clause 2.3 of the memo has been waived.

Kind Regards



PP H JONCK
Chairperson – Verdeau Home Owners Association
082 459 8645
hjonck@jfiholdings.co.za