



DRAKENSTEIN

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Reference: 15/4/1(15244) P
Date: 14 August 2023
Coll no: 2012039

CvdB/JA
15/4/1(15244) W

David Hellig & Abrahamse
Land Surveyors
PO Box 18
PAARL
7622

DAVID@dhaa.co.za

Sir

APPLICATION FOR THE SUBDIVISION AND PERMANENT DEPARTURE OF ERVEN 15244 AND 15245 WELLINGTON (VERDEAU LIFESTYLE ESTATE)

Your above mentioned application refers.

- 1 **Approval** has been granted in terms of Section 60(1)(a) of the Drakenstein By-law on Municipal Land Use Planning, 2018, for the following:
 - 1.1 **Subdivision** of Erven 15244 and 15245 Wellington into twelve (12) group housing erven and two (2) internal erven for private road and open space as indicated on the subdivision Diagram (**Annexure B**).
 - 1.2 **Relaxation** of the external building lines as indicated on the Subdivision Diagram (**Annexure B**).
 - 1.3 **Relaxation** of the approved density of 35 units per hectare as follows:
 - 1.3.1 Erf 15244 Wellington: the relaxation of the density of 35 units per hectare to 59 units per hectare and;
 - 1.3.2 Erf 15245 Wellington: The relaxation of the density of 35 units per hectare to 45 units per hectare.

2./...

2. The approvals mentioned in paragraphs 1.1 – 1.3.2 above be 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 9 June 2023, (**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 The Private Roads indicated as Portion 13 of Erf 15244 and Portion 14 of Erf 15245 shall be transferred to the Verdeau Homeowners Association prior to or simultaneously with the first transfer of erven to a new property owner other than the developer.
 - 2.2.4 No buildings or structures may be erected, or existing structures altered, without the approval of building plans by Council.
 - 2.2.5 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 subdivision and permanent departure of building lines and density is regarded as in order from a town planning point of view.

Your attention is drawn to the general right of appeal 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** of notification of decision.

This provisional approval is therefore suspended until further notice. Please also notify (**email or per hand**) the **surrounding property owners** who were notified of the application during the initial public participation process and objectors (if any), of their right of appeal – proof of notification **must** be provided. Should there be any appeals against the decision, the application title (heading) must be used as reference. The appeal procedures are set out in Section 80 of the above-mentioned bylaw (attached).

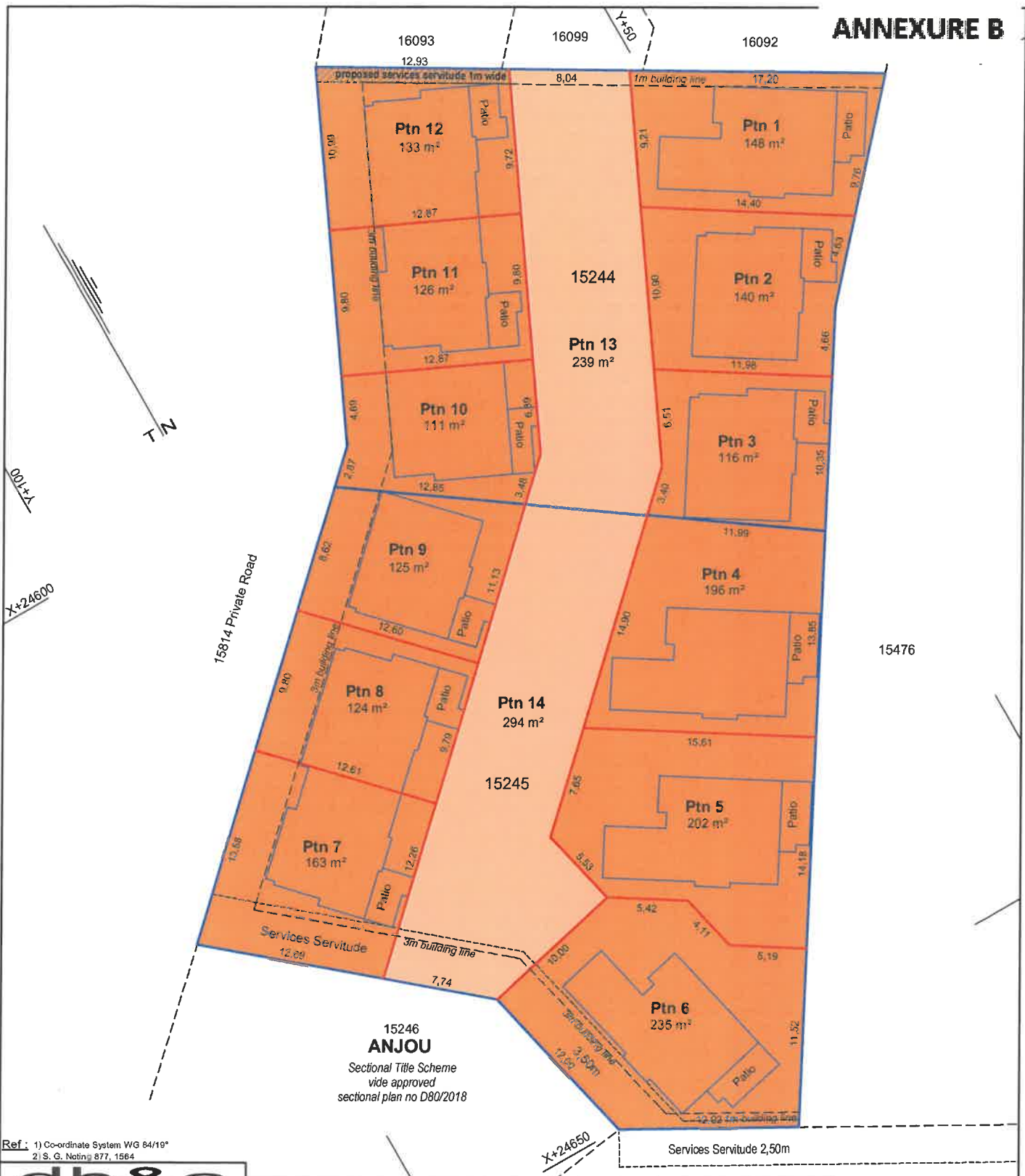
Your attention is drawn to the fact that all correspondence must be directed to the City Manager and also sent via our official email address.

Yours faithfully



H. G. STRIJDOM (PR. PLN A/1058/1998)
MANAGER: LAND USE PLANNING AND SURVEYING

ANNEXURE B



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

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professional land surveyors
258 Main Street
PAARL 7648

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project **VERDEAU**
Lifestyle Estate, Wellington
PLAN OF AND SUBDIVISION
Erven 15244 and 15245 Wellington

- Notes:**
- 1) Erf 15244 Wellington is to be subdivided into :
a) Ptns 1, 2, 3, 10, 11, 12 Dwelling House
b) Ptn 13 Private Road
 - 2) Erf 15245 Wellington is to be subdivided into :
c) Ptns 4, 5, 6, 7, 8, 9 Dwelling House
d) Ptn 14 Private Road
 - 3) A Services servitude 1,0m wide is to be registered over Ptn 12 as shown

Subdivisions of Erven 15244 and 15245

Scale	1 / 250@A3
Date	December 2022
File No	P1716/82(100)AMENDMENTS(A2)
Plan No	2

Ptn Nos	No of Units	Extent(m ²)	%	Zoning	Use	Legend
1 - 12	12	1819	77,34	Multi Unit Housing	Dwelling House	
13, 14	2	533	22,66	Multi Unit Housing	Private Road	
Total	14	2352	100,00			

15247
BANDOL
Sectional Title Scheme
vide approved
sectional plan no D81/2018

**ERF 15244 & 15245
SUBDIVISION**

VERDEAU LIFESTYLE ESTATE - WELLINGTON

Portion of Erf 8929 WELLINGTON

FOR INFORMATION ONLY
date: January 2021



FISRT FLOOR

PORTION 10 TYPE W2
scale 1 = 200

151,427

51r



TOTAL NUMBER OF UNITS

TYPE W (3 BED SEMI DETACHED)	X 4
TYPE W1 (3 BED STAND ALONE)	X 1
TYPE W2 (3 BED STAND ALONE)	X 1
TYPE Y (3 BED STAND ALONE)	X 2
TYPE Y (3 BED STAND ALONE)	X 4
TOTAL	12

SITE LAYOUT
SUBDIVISION ERF 15244 & 15245

SCALE 1:200

ERF 15244 & 15245 - DENSITY CALCULATION

ERF 15244	= 1013m ²
ERF 15245	= 1336m ²
TOTAL	= 2352m²
Density	= 35 Units/Hectare = 8.23 Units
Actual	= 12 Units

PROPOSED BUILDING LINES
External Building Line = 0m
Internal Building Line = 0m

Dwelling Type	Pln No.	Extent (m ²)	Coverage(m ²)	%	Max. Height (incl. Roof) Parking Bay(s)
Y	1	148	86	58	7m 2
W(S)	2	140	76	54	7m 2
W(S)	3	116	76	65	7m 2
Y	4	196	86	50	7m 1
Y	5	202	86	43	7m 2
Y	6	235	86	43	7m 2
W	7	163	76	37	7m 2
W	8	123	76	47	7m 2
W1	9	124	58	46	7m 2
W2	10	111	58	52	7m 2
W	11	126	76	60	7m 2
W	12	133	76	57	7m 2

CONSOLIDATION & SUBDIVISION ERF 15244 & 15245

Pln No.	No of Units	Extent (m ²)	%	Zoning	Use	Legend
1-12	12	1820	77.00	Multi Unit Housing	Dwelling House	
Road	1	532	23.00	Multi Unit Housing	Private Road	
Total	13	2352	100.00			

Private outdoor space (2m x 3m)
Service Yard
Space
Service

ANNEXURE C

PROPOSED CONSOLIDATION & SUBDIVISION PLAN
ERF 15244 & 15245
WELLINGTON

DISCIPLINE
ARCHITECTURAL ENGINEER
ELECTRICAL ENGINEER
OWNER/DEVELOPER

SIGNATURES OF PROFESSIONALS

15/101

SKETCH PLAN
SUBDIVISION ERF 15244 & 15245





Memo

To:	EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE DEPARTMENT (ATTENTION: C. VAN DER BANK)
From:	MANAGER: INFRASTRUCTURE DEVELOPMENT
Enquiries:	L. PIENAAR
Collaborator number:	2012039
Reference number:	15/4/1 (15244 & 15245) W (0816)
Date:	09 June 2023
Subject:	APPLICATION FOR PROPOSED SUBDIVISION AND MISCELLANEOUS AMENDMENTS: ERVEN 15244 & 15245 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

THE FOLLOWING CONDITIONS WILL APPLY

1 STREETS & TRAFFIC

- 1.1 Any new roads/streets and accesses 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 STORM WATER

- 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.
- 2.2 Any new storm water 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 $0.02\text{m}^3/\text{m}^2$ roof area.

3 WATER

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

4 WASTEWATER SERVICES

- 4.1 All individual portions must be provided with a separate wastewater connection;
- 4.2 All the connections must be installed one meter inside the erf boundary of each portion;
- 4.3 Wastewater connection manholes to be installed at the connections; and
- 4.4 Any existing system that is to remain shall be upgraded to minimum municipal standards.

5 SOLID WASTE

- 5.1 The Municipality undertakes, after the proclamation of the township/development, to remove household refuse in accordance with its by-laws and shall make its own arrangements with the occupants of erven/home owner's organisation/body corporate in the township/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 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 lockable 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 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 DEVELOPMENT CHARGES

- 6.1 Based on the information provided in the application, no BICL's/ Development Charges are payable by the developer.

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 waste water connections adhere to municipal standards and by-laws;*
- 7.2 When any service is to be taken over by Drakenstein Municipality, any damage caused due to the construction of houses or any other construction activity shall be repaired by the Developer. Failure to do so will result in clearances and occupation certificates being withheld and remedial works shall be done by Drakenstein Municipality for the cost of the developer;
- 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 The whole of the works shall fall under the control of a single project manager;
- 7.6 The municipality shall be represented at all site meetings for the duration of the construction of the works and to this end timeous notification of such meetings shall be supplied to the Civil Engineering Services Department;
- 7.7 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.8 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;
- 7.9 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;
- 7.10 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
- 7.11 The above conditions are to be complied with in stages.
- 7.11.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 7.11.2 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
- 7.11.3 Proof of compliance for the requirements associated with long term operations must be available on request.



LP PIENAAR (Pr. Eng)

ACTING EXECUTIVE DIRECTOR: ENGINEERING SERVICES

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LP/gm