



Memo

To:	EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE DEPARTMENT (ATTENTION: JEREMY PEKEUR)
From:	ACTING MANAGER: INFRASTRUCTURE DEVELOPMENT
Enquiries:	L. SMITH
Collaborator number:	1973871
Reference number:	15/4/1 (11352) W (1628)
Date:	21 November 2023
Subject:	APPLICATION FOR SUBDIVISION OF ERF 11352 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 Any new storm water networks will be the responsibility of the developer, including all internal and bulk connectors;

- 2.2 ***Stormwater from Erf 11352, Wellington to connect to Beavais Hills private combined stormwater system as per agreement between both parties with reference 16186/T03 Rev02 dated 04/10/2023;***
- 2.3 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
- 2.4 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.

3 WATER

- 3.1 ***A manifold is to be provided 1m inside portion 1 at the beginning of the Right of Way (ROW) servitude to service portions 2 & 3;***
- 3.2 Water saving devices shall be installed in toilets, bathrooms and basins; and
- 3.3 Any existing system that is to remain shall be upgraded to minimum municipal standards.

4 WASTEWATER SERVICES

- 4.1 ***Portion 2 and portion 3 must be serviced by the existing private sewage pump station that's currently servicing portion 1;***
- 4.2 ***A 2m wide service servitude for the pump line must be registered over portion 2 in favour of portion 3 for the developer's/owner's cost;***
- 4.3 All individual portions must be provided with a separate wastewater connection;
- 4.4 All the connections must be installed one meter inside the erf boundary of each portion; and
- 4.5 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 occupants of the erven for the removal of such household refuse; and
- 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; and
- 5.3 *Such collection shall be serviced as a kerbside service at the cul-de-sac (Albatross Street).*

6 DEVELOPMENT CHARGES

- 6.1 Based on the information provided in the application, the Development Charge payable by the developer is **R108 048.00(Excl VAT)**. The levy is valid until **30 June 2024** where after a new calculation is required. The value has been calculated as follows:
 - 6.1.1 Water = R28 192.00
 - 6.1.2 Sewer = R17 690.00
 - 6.1.3 Roads =R51 068.00
 - 6.1.4 Stormwater = R0.00
 - 6.1.5 Solid Waste = R11 097.00

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 Developers Charge (water, sewer, stormwater, solid waste and roads) which can be discounted against the bulk service cost needed for the development;
- 7.3 All 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;

- 7.4 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.5 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;
- 7.6 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;
- 7.7 The above conditions are to be complied with in stages.
- 7.7.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 7.7.2 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
- 7.7.3 Proof of compliance for the requirements associated with long term operations must be available on request.



LH SMITH

ACTING MANAGER: INFRASTRUCTURE DEVELOPMENT

I:\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2023\comments\Erf 11352 Wellington - Subdivision Rev 1.docx

LHS/bvr

NORTJE & DE VILLIERS

RAADGEWENDE INGENIEURS B.K.
CONSULTING ENGINEERS C.C.



RAADGEWENDE SIVIELE EN STRUKTUURINGENIEURS
CONSULTING CIVIL AND STRUCTURAL ENGINEERS

(Ref nr: CK 192345721)

Tel: (021) 871 1323/4
Fax: (021) 872 5934
E-mail: ndvini@mweb.co.za

522 Main road PAARL 7646
Posbus 2665 PO Box PAARL 7620

Verw.
Ref: 16186/T03 Rev02

Datum:
Date: 04-10-2023

Attention: Mr E. Schreuder

Sir,

DEVELOPMENT OF ERF 11352, WELLINGTON: PERMISSION FOR STORMWATER CONNECTION TO BEAVAIS HILLS PRIVATE COMBINED STORMWATER SYSTEM

I, Liaquat Ali Khan, authorised representative of Springdeals Four CC, the registered owner of the development of erf 15620, hereby give permission that the household stormwater from the proposed development of erf 11352 connect to the private combined stormwater system of the development on Erf 15620 at the southwestern corner of future Erf 15677 Wellington as required in terms of the following stipulation in The Act (National Building Regulations and Buildings Standards Act of 1997): "It is the owner's responsibility to collect all stormwater and dispose of it in a safe & practical manner to the street. This must be done in a controlled fashion without causing damage to a neighbouring property. Where it is impractical to get the water to the street (i.e. in cases where the street level is higher than the house) the owner of the lower lying erf shall be obliged to accept or permit passage across his property. In such cases the owner of the higher lying erf shall be liable to pay a portion share of the cost the owner of the lower lying erf may incur for laying of such drainage system.", and as per detail 16086-03.2 by Nortje & De Villiers Consulting Engineers.

The cost for installing and maintaining this portion of the stormwater system will be the responsibility of the developer of erf 11352.

It is the responsibility of the developer of erf 11352 to register a 2m wide servitude along the southern boundary of erf 15677 in favour of the development of erf 11352 for the stormwater line.

A maintenance plan will have to be agreed and adhered to by both developments Home Owner's Associations.

The installation of the stormwater line may only take place after construction of the buildings for the development of erf 11352 have been completed. This is to prevent building rubble blocking the private combined stormwater system of the development of erf 15620.

Drakenstein Municipality is exempted from any maintenance or damage caused due to lack of maintenance of the stormwater line.

Signed: _____

Date: _____

4.10.2023.

The Municipal Manager
Drakenstein Municipality
Berg River Boulevard
Paarl
7622

TO WHOM IT MAY CONCERN

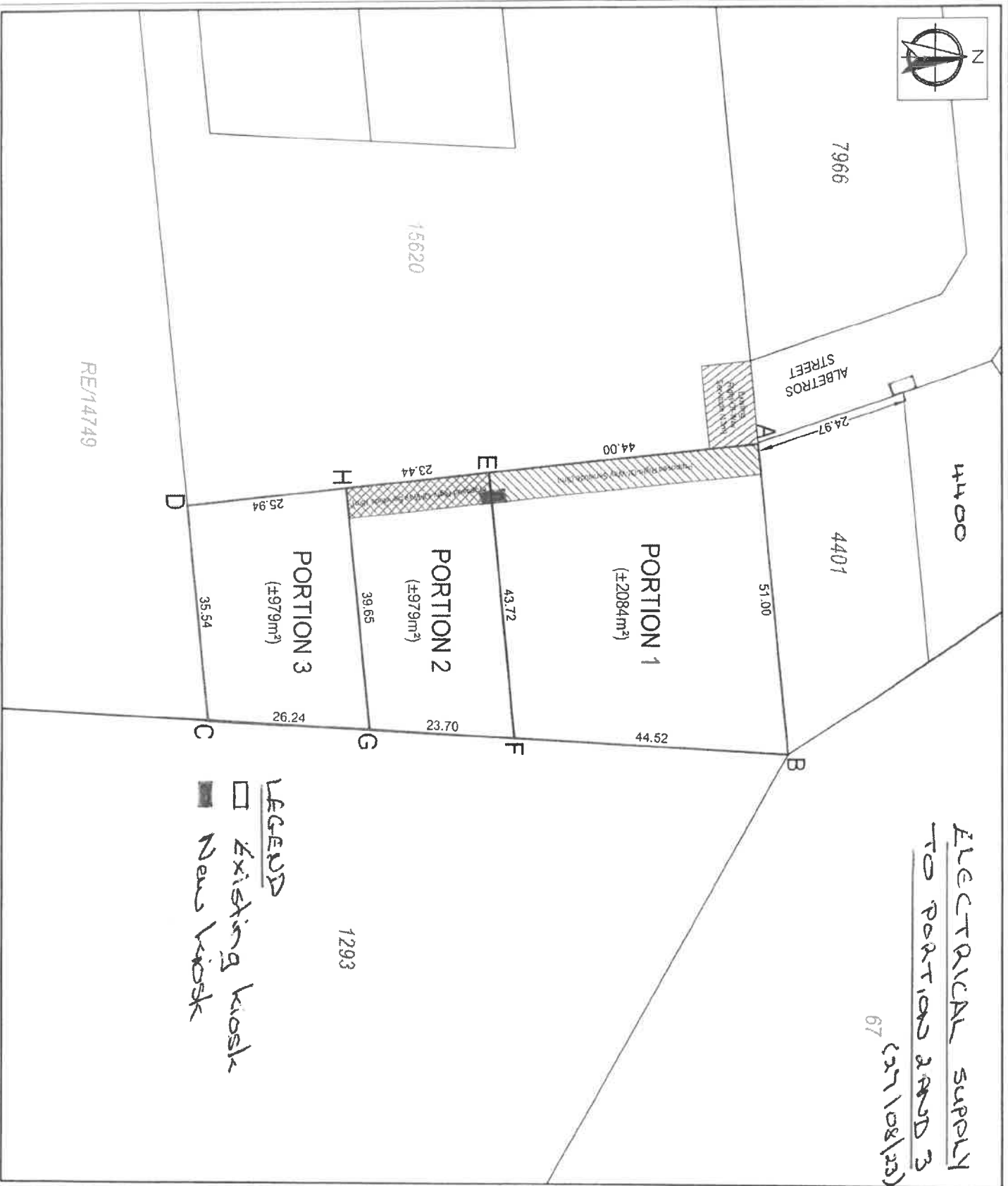
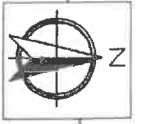
I, Lochner Joubert, duly authorised by Jouboetas Eiendomme (Pty) Ltd, registered owner of Erf 11352, Wellington ("the property"), hereby confirms and acknowledges the following:

1. Application has been made to Drakenstein Municipality to subdivide the property into three portions. The proposed Subdivision Plan is attached.
2. The existing sewer connection to the property is in the Albatros Street road reserve, to the north-west of the property.
3. The sewer connections for proposed Portions 1, 2 and 3 of Erf 11352, Wellington will be from the existing Albatros Str sewer connection. The proposed sewer lines will be accommodated in the proposed right-of-way and services servitude along the western boundaries of proposed Portions 1 and 2 of Erf 11352, Wellington, as depicted on the attached Subdivision Plan.
4. The property falls from north to south. As a result, sewer must be pumped to the sewer connection. We confirm that we do not have an objection to pump the sewer as required.
5. We confirm that conditions will be registered in the future title deeds of the proposed portions of this subdivision which will permit sewer to be pumped over the concerned portions, within the proposed servitudes.
6. The sewer line, pumpstation and pump line will form part of a private combined sewer system.
7. The cost of installing and maintaining the sewer connection and pump station will the responsibility of the developer of the property. Drakenstein Municipality is exempted from any maintenance or damage caused due to the lack of maintenance of the sewer line on private property.

Yours sincerely



Mr Lochner Joubert



**ELECTRICAL SUPPLY
TO PORTIONS 2 AND 3**
67 (27/08/23)

LEGEND
 Existing kiosk
 New kiosk

REVISION HISTORY:

Rev A: Proposed subdivision of ERF 11352, Wellington
 Rev B: Amended right-of-way servitude

NOTES:

- All distances and areas are to be verified by cadastral survey.
- Figure ABCD represents ERF 11352, Wellington
- Line EF & GH represents proposed subdivision lines
- Existing 13m Right-Of-Way Servitude in favor of Portions 1, 2 & 3
- Proposed 5m Right-Of-Way Servitude in favor of Portion 2 & 3
- Proposed 5m Right-Of-Way Servitude in favor of Portion 3

TITLE:
PROPOSED SUBDIVISION PLAN

SCALE: 1 : 500 (A4)
 0 5 12 18 24m

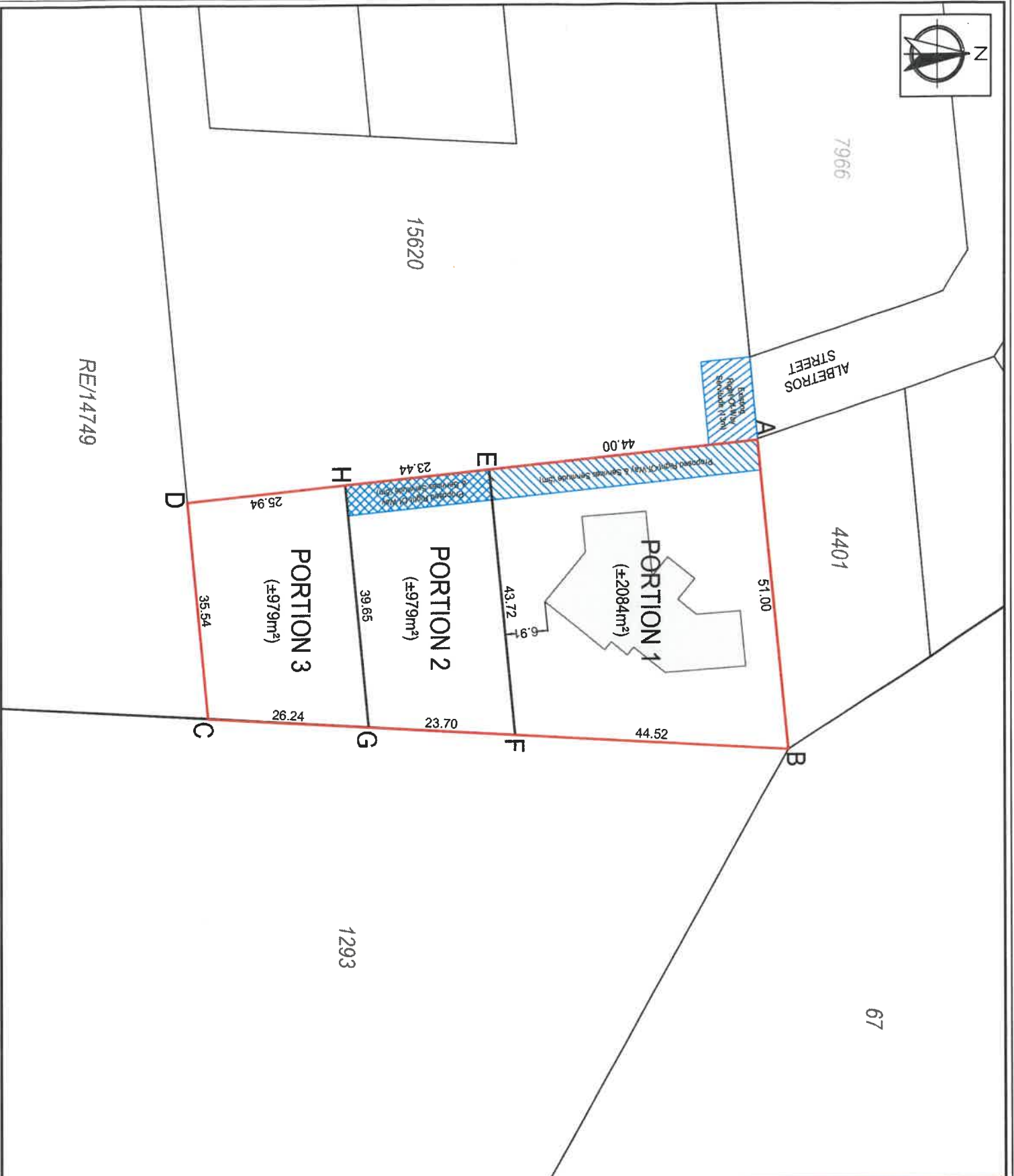
PROPERTY DESCRIPTION:
ERF 11352, WELLINGTON

PROJECT DETAILS:
 Project Name: Hoogenbruyt, Wellington
 Project No: 21084
 Client: Sokebesa Endeavour Pty Ltd
 Administration: District Council of Wellington

PLAN DETAILS:
 Plan No: Z1084-001
 Issue No: 5
 Date: 2023-01-30
 Drawn By: RC
 Checked By: AB



No responsibility is taken for any errors or omissions in this plan. The user of this plan should verify all information with the relevant authorities.



REVISION HISTORY:

- Rev A: Proposed subdivision of ERF 11352, Wellington
- Rev B: Amended right-of-way servitude
- Rev C: Services servitude included

NOTES:

- All distances and areas are to be verified by cadastral survey.
- Figure ABCD represents Erf 11352, Wellington
- Line EF & GH represents proposed subdivision lines
- Existing 13m Right-Of-Way Servitude in favor of Portions 1, 2 & 3
- Proposed 5m Right-Of-Way & Services Servitude in favor of Portion 2 & 3
- Proposed 5m Right-Of-Way & Services Servitude in favor of Portion 3
- Existing Dwelling

TITLE:
PROPOSED SUBDIVISION PLAN

SCALE: 1 : 500 (A4)



PROPERTY DESCRIPTION:
ERF 11352, WELLINGTON

PROJECT DETAILS:

Project Name: Hoogerood, Wellington
 Project No: 201094/001
 Client: Zambeswa Endeavour Pty Ltd
 Municipality: Dorensdalen Municipality
 Administration: Wellington

PLAN DETAILS:

Plan No: 210104/001
 Plan No: 210104/001
 Date: 2023-09-28
 Drawn By: RC
 Checked by: AR



This copyright notice remains, including the design and the details shown hereon, is reserved by Aroux Town Planning.