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PUSHKAR GROUP (PTY) LTD.

**ERF 1447, SANDBAAI
 STORMWATER CATCHMENT AREAS**

FIGURE 4

Pieter Engelbrecht

From: Pieter Engelbrecht [pieter@d-e-c-a.co.za]
Sent: 15 April 2015 11:44 AM
To: 'dhendriks@overstrand.gov.za'
Cc: 'seth@flytek.co.za'; 's e t h'
Subject: Erf 1447, Sandbaai
Attachments: 20150415114525098.pdf

Dear Mr. Hendriks

The following application was submitted to Council on 18 December 2008 and served to the Mayoral Committee on 25 April 2012:

Erf 1447, Sandbaai, Caledon District: Overstrand Municipal Area: Proposed rezoning, subdivision, consent use and amendment of structure plan and special development framework: Zamar Investments (Pty) Ltd.

The said application was submitted with a detailed engineering services report, including a stormwater management plan, a Traffic Impact Assessment which addressed the access on Sandbaai Main Road and the R43 as well as approval from Province with regard to access to the proposed development.

Your department subsequently approved the proposals contained in the services report and TIA, with certain conditions. This report from your department was confirmed to have been submitted with the item to the applicable Committee and Council.

On 11 May 2012 our client received a letter (attached herewith) which states that the application was not recommended due to various reasons. Our concern is that the following was stated as reasons for the application not being recommended:

- "The access on the R43 Provincial Road is not finalised and needs to be addressed, as it will have a major impact on the traffic flow in Sandbaai Main Road and financial implications for the Municipality."
- "That stormwater will firstly have to be dealt with in a detailed investigation, due to the extent of the problem."

Province approved the recommendations contained in the TIA and your department was in favour of our proposals with regard to a traffic circle on Main Road.

Our stormwater management plan proposed an attenuation facility on site in order to maintain pre-development runoff, which was approved by your department.

It would be greatly appreciated if these matters could be resolved prior to the new item to Council being submitted for consideration.

Kind Regards

PIETER ENGELBRECHT *Pr. Tech Eng*



7 Paterson Street, Hermanus 7200 / PO Box 1273, Hermanus 7200
 CELL +27 (0)82 553 7775 | TEL +27 (0)28 312 2292
 FAX +27 (0)28 312 2325 | E-MAIL pieter@d-e-c-a.co.za
www.d-e-c-a.co.za

Pieter Engelbrecht

From: Dennis Hendriks [dhendriks@overstrand.gov.za]
Sent: 16 April 2015 03:44 PM
To: Pieter Engelbrecht
Cc: Hanneen van der Stoep
Subject: Re: Erf 1447, Sandbaai

Dear Mr Engelbrecht,

All the matters of concerns (storm water and Transportation issues) has been address in a report compiled by myself on the 17 Feb 2012. This services report with conditions, has consequently submitted to the Town planning Department. I copy in Hanneen just to refresh her mind on the matter.

Regards

Dennis Hendriks
Senior Manager: Engineering Services
Tel no: 028 316 3724
Fax no: 028 316 3721
Cel no: 082 416 86 76

>>> "Pieter Engelbrecht" <pieter@d-e-c-a.co.za> 2015/04/15 11:44 AM

>>>

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Proposed
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Kind Regards

PIETER ENGELBRECHT Pr. Tech Eng

<<http://www.d-e-c-a.co.za/>>
<http://www.d-e-c-a.co.za/e/sign/img/logo.png>

7 Paterson Street, Hermanus 7200 / PO Box 1273, Hermanus 7200 CELL +27 (0)82 553 7775 |
TEL +27 (0)28 312 2292 FAX +27 (0)28 312 2325 | E-MAIL <<mailto:douw@icegroup.co.za>>
pieter@d-e-c-a.co.za <<http://www.d-e-c-a.co.za/>> www.d-e-c-a.co.za

CONSULTING SERVICES: CIVIL ENGINEERING | TRAFFIC ENGINEERING |
TRANSPORT
ENGINEERING | PROJECT MANAGEMENT

ANNEXURE

RE

COMMENTS FROM

THE MUNICIPAL ENGINEERING

SERVICES DEPARTMENT

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR SUBDIVISION AND CONSENT USE: ERF 1447, SANDBAAL**

Stormwater (SW)	:	In Order
Electricity	:	According to masterplan by the developer
Water	:	According to GLS report
Sewer	:	According to GLS report
Roads and traffic	:	According to TIA report

Conditions:

1. That a Bulk Services Contribution Levy (BICL) be paid by the developer to supplement municipal services and amenities in accordance with the relevant legislation and as determined by the Council. The BICL tariff is adjusted by Council annually. The total BICL payable will be the amount as determined by the BICL Policy and tariff at the date of **actual payment**. BICL amounts quoted in any document will normally be applicable to the particular year in which the document was compiled and Council will not be bound by the quoted amounts.

1.1 Developments containing Sectional Title Units/ Commercial Buildings
(non-free standing properties – property is not to be subdivided)

The BICLs are to be paid in full **prior** to submission of the building plans. Building Plans will not be accepted unless the BICL is paid in full.

1.2 Developments with free standing properties (property that is subdivided and plots to be sold individually).

The BICLs are payable **prior** to clearance being issued by the Income Department of the Municipality.

The contribution according to the current policy (2011/2012) is as follows:

Freehold erven:

Water (W7A)	R 19 500.00 x 79 =	R 1 540 500.00
Sewerage (SEW5A)	R 15 650.00 x 79 =	R 1 236 350.00
Roads & (SW) (RDST1)	R 5 100.00 x 79 =	<u>R 402 900.00</u>
TOTAL (inclusive of VAT)	=	R 3 179 750.00

Note:

- 1.3 The above figures are estimates
2. that the developer at his cost constructs the internal municipal civil and electrical services for the development as well as any link or bulk municipal services that need to be provided;
 - 2.1 the Director: Infrastructure and Planning may require the developer to construct internal, link, and/or bulk municipal services to a higher capacity than warranted by the development for purposes of allowing

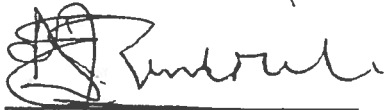
- other existing or future developments to also utilise such services, provided:
- 2.2 the rates and prices of such work be established in terms of a system which is fair, equitable, transparent and cost effective;
 - 2.3 if link municipal services have already been provided, the developer to contribute towards the cost thereof, the Director: Infrastructure and Planning to determine the amount of such contribution in terms of a system which is fair and equitable;
3. that servitudes for municipal services be registered in favour of the Council at the developer's cost in respect of all main services to be taken over by the Council and all existing municipal services concerned crossing private property;
 4. that the developer indemnifies and keep the Council indemnified against all actions, proceedings, claims and demands, costs, damages and expenses arising out of the establishment of the township, the provision of services to the township or the use of servitude areas or municipal property:
 - 4.1 for a period which shall commence on the date that the installation of the services to the township are commenced with and shall expire after completion of the maintenance period;
 - 4.2 the developer to submit an acceptable public liability insurance policy to the Council and to pay the premium in advance for the period as set out above before any work concerned may commence;
 - 4.3 the insurance to be to an amount which shall not be less than that required by the SAACE;
 - 4.4 such indemnification against loss, claims or damages, to include claims pertaining to consequential damages by third parties and whether as a result of the damage to or interruption of or interference with the Council's services or apparatus or otherwise;
 5. that a plan of all existing services be submitted to the Director: Infrastructure and Planning, by the developer and that any of the services that need to be relocated, be done by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning:
 - 5.1 way-leaves must be obtained from the Operational Manager;
 - 5.2 such way-leaves to be obtained prior to any excavation on public property or property where existing services are located;
 6. that the developer may enter into an agreement with the Council to install or upgrade bulk and/or link municipal services and amenities at an agreed cost, subject to the following:

- 6.1 such costs to be established in accordance with a system which is fair, equitable, transparent, competitive and cost effective;
- 6.2 such costs shall be set-off against (part or full) development contributions payable in respect of engineering services;
- 6.3 to the extent that such costs exceed the development contributions payable, the Council will refund the developer the difference with interest calculated at the prime rate, when funds are available;
7. that plans of all the internal municipal civil and electrical (high and low voltage supply) services and such link services as required by the Director: Infrastructure and Planning, prepared by an ECSA registered professional engineer/technologist, be submitted to the Director: Infrastructure and Planning for his prior approval;
8. the "Guidelines for the Provision of Engineering Services in Residential Townships" (Blue Book), SABS 1200 specifications and the Design and Construction Standards for civil and electrical services of the Council to be used as the standard design and construction criteria with which such plans must comply;
9. the Director: Infrastructure and Planning to be notified in writing of all deviations from the Standard Design and Construction Criteria when plans are submitted for his approval and such deviations to be separately approved in writing by the Director: Infrastructure and Planning;
10. the successful completion of such works to be supervised and certified by an independent professional civil engineer/technologist i.e. a professional civil engineer/technologist who has no direct financial interest in the development, other than payment as standard professional fees for the work concerned; and
11. such independent professional civil engineer/technologist to furnish the Director: Infrastructure and Planning with satisfactory proof of his professional indemnity insurance to an amount which shall not be less than that required by the SAACE and which insurance shall be valid for the relevant contract and maintenance period;
12. that all municipal civil and electrical services installed or constructed by the developer, be maintained after completion thereof for a maintenance period, as described in the General Condition of Contract for works of Civil Engineering Construction – 2004, of 12 months, and
13. that a Certificate of Completion together with as-built services plans be provided by the independent professional engineer/technologist to the Overstrand Municipality. As-built plans to be on quality paper, together with a DXF file thereof;
14. that the developer furnish the Council with a bank guarantee equal to 2.5% of the value of the provided municipal civil and electrical services as certified by the independent professional engineer/technologist. The guarantee shall be

- to the satisfaction of the Director: Infrastructure and Planning and valid for the 12 months maintenance period which commences from date of the Certificate of Completion;
15. that the Home Owners Association be responsible for the operational costs and maintenance of street lighting, electrical reticulation and metering and all internal services;
 16. that the developer provide bulk water meters at approved positions as well as individual meters at each consumption point;
 17. that an approved refuse collection area/room to sufficiently accommodate the refuse generated by the development and which is to be proved with the following:
 - 17.1 properly ventilated;
 - 17.2 a cement floor;
 - 17.3 a tap and running water, as well as a drainage point which is connected to the sewer network;
 - 17.4 at a position nearest to an access road for the development and be accessible for the refuse truck at all times, to the satisfaction of the Director: Infrastructure and Planning;
 18. that the refuse collection area be constructed in accordance with the requirements of the Overberg District Municipality;
 19. that the electricity reticulation and supply be provided according to the master plan by the developer;
 20. that the developer appoint a consulting electrical engineer to determine the electricity demand for the development and pay a fee to Overstrand Municipality to determine the capacity in the existing electricity network;
 21. that the stormwater reticulation be provided, by the developer, according to the report prepared by messers iCE Group Consulting and in consultation with the Department: Engineering Services and the required standards by Overstrand Municipality, at the developer's cost;
 22. that a stormwater management plan, which may include attenuation facilities to ensure that the pre-development run-off is not exceeded and that erosion and pollution is minimised, be submitted to the Director: Infrastructure and Planning for approval and that the approved management plan be implemented by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning;
 23. that the above stormwater management plan include the following:
 - 23.1 pre-development run-off from the catchment area;
 - 23.2 post-development run-off from catchment area;
 - 23.3 existing stormwater reticulation system and the capacity thereof;

- 23.4 connection of internal stormwater reticulation system;
23.5 overland escape routes
24. that the required external water reticulation system be provided by the developer, according to the report prepared by messers GLS Consulting Engineers and to the standard required by Overstrand Municipality;
 25. that the internal sewer reticulation system be connected to the existing 160mm diameter gravity pipeline in Main Street, Sandbaai as by messers GLS report, at the developers cost;
 26. that the recommendations as per the Traffic Impact Assesment Report dated 16 July 2009 prepared by messers iCE Group be implemented after consultation with the Department: Engineering Services, at the developers cost;
 27. that further engagement be taken place between the developer and the Provincial Road Department regarding access to the proposed development, by mean of a aroundabout, as per Plan BC/1221/01i or BC/1221/01J, opposite the access servitude to Timbali Village.
 28. discussion be conducted by the developer for the implementation of option investigation be done by the developers floor the provision of a roundabout the intersection of
 29. that a paved sidewalk be provided, on the western side of Sandbaai Main Road for the length of Erf 1447 to the tie in with the existing sidewalk along the R43 and that footways be provided from this sidewalk, as well as from the public transport embayment adjacent to the R43 to the shopping centre, at the developer's cost;
 30. that the developer apply for a temporary water connection on the prescribed application form at Overstrand Municipality's Finance Department, before commencement of construction;
 31. that the developer apply for a bulk water connection on the prescribed application form, at Overstrand Municipality's Finance Department and that the installation of the bulk water meter, by the developer, be done under the supervision of the Operational Manager, Hermanus;
 32. that the connection to the main water line will only be done by the Operational Department after payment of the connection fee, by the developer;
 33. that all the conditions as set by the Department of Transport & Public Works be adhered to, as per their letter dated 10 June 2009, at the developer's cost;

34. that damage to the existing roads, used as routes for access to the development, for the provision of services, be repaired by the developer.



DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

17/2 | 2012
DATE

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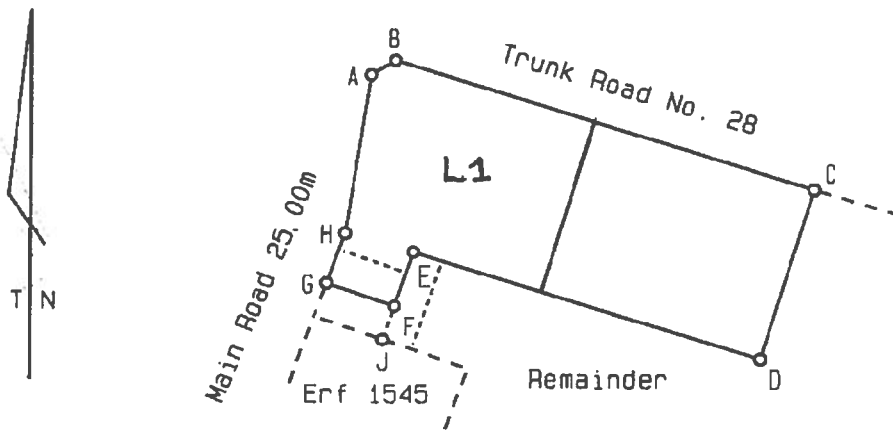
SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES		S.G. No. 5846/2001
		Y	System: WG 19° X	
	Constants:	+0 000, 00	+3800 000, 00	Approved
AB	7,86 238 03 00	A - 8 501,52	+ 9 459,46	<i>Alan Dyk</i> for SURVEYOR- GENERAL 2001-11-05
BC	121,60 287 03 50	B - 8 508,19	+ 9 455,30	
CD	50,00 17 04 20	C - 8 624,44	+ 9 490,98	
DE	100,84 107 03 50	D - 8 609,76	+ 9 538,78	
EF	16,08 18 45 50	E - 8 513,36	+ 9 509,19	
FG	19,82 108 45 50	F - 8 508,19	+ 9 524,42	
GH	14,94 199 48 20	G - 8 489,42	+ 9 518,04	
HA	45,07 188 59 10	H - 8 494,48	+ 9 503,98	
<u>Servitude Data</u>				
FJ	10,00 18 46 20	J - 8 504,97	+ 9 533,88	
	2AC20	⊕ - 8 967,66	+ 9 586,98	
	1AC20	⊕ - 8 713,44	+ 9 504,45	

Description of Beacons

A, C, D, E, F, G, H : 12mm Iron peg
B : 20mm Iron peg

Servitude Note:

1. The line FG represent the Southern Boundary of a Road Servitude 10m wide.
2. The line EFJ represent the Western Boundary of a Road Servitude 8,50m wide over the Remainder.



Scale 1:2000

The figure A B C D E F G H represents 6496 square metres of land being Erf 2064 (a portion of Erf 1448), SANDBAAI, situated in the Overstrand Municipality Administrative District of Caledon Province of Western Cape Surveyed in OCTOBER 2001 by me

L A Van Dyk
L A VAN DYK PLS 1069
Professional Land Surveyor

This diagram is annexed to No. T30494/2002 d.d. i.f.d. Registrar of Deeds	The original diagram is S.G. No. 10353-83 Transfer 40288/1985 Grant	File Cldn.581 S.R. E2313/2001 G.P. Comp. AI-3CB/Y41 (449)
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THIS PORTION IS SUBJECT TO CONDITIONS REFERRED TO IN SECT. 11 (6) OF ACT 21/1980.

EXEMPT FROM PROVISIONS OF ACT 70 OF 1970 SECTION (a)

APPROVED IN TERMS OF SECT. 25 OF ORD. 15/1986
REF. 15/3/2/1-6/99
DATE 2001-10-19

FOR ENDORSEMENTS
SEE BACK OF DIAGRAM

S

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES Y System: WG19° X		S.G. No. 5644/2002
		Constants:		-10 000,00	+3800 000,00	Approved
AB	100,84	287 03 50	A	-8 513,36	+9 509,19	<i>Bloukhuys</i> for SURVEYOR- GENERAL 2002-12-17
BC	50,00	197 04 20	B	-8 609,76	+9 538,78	
CD	84,99	287 03 50	C	-8 624,44	+9 490,98	
DE	100,01	18 45 50	D	-8 705,69	+9 515,92	
EF	159,60	108 45 50	E	-8 673,52	+9 610,61	
FG	18,44	199 48 10	F	-8 522,40	+9 559,27	
GH	25,01	108 45 10	G	-8 528,65	+9 541,92	
HJ	10,00	198 46 20	H	-8 504,97	+9 533,88	
JA	16,08	198 45 50	J	-8 508,19	+9 524,42	
		1AC20	⊕	-8 713,44	+9 504,45	
		2AC20	⊕	-8 967,66	+9 586,98	

Description of Beacons

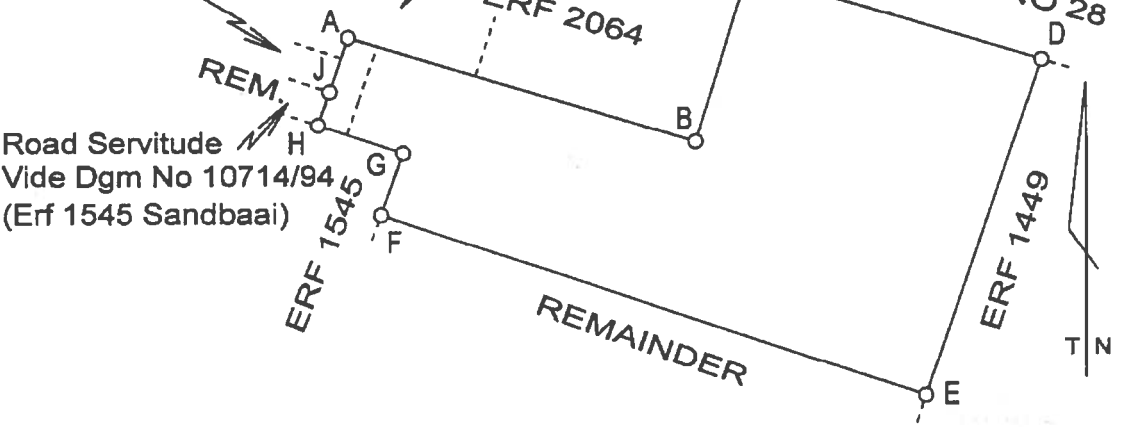
A,B,C,D,E,F,G,H,J : 12mm Round Iron Peg

Servitude note:

The line AJH represent the Western Boundary of a Road Servitude 8,50m wide as shown ,Vide Dgm No 5846/2001 (Erf 2064 Sandbaai) ,D/T No 30494/2002

Road Servitude
Vide Dgm No 5846/2001
(Erf 2064 Sandbaai)

Lease Area
Vide Dgm No 5119/2002



Scale 1:2000

The figure

ABCDEFGHIJ

represents

1,2461 hectares

of land being

Erf 2152 (a portion of Erf 1448) SANDBAAI

situate in The Overstrand Municipality

Administrative District of Caledon

Province of Western Cape

Surveyed in October 2001 &
November 2002 by me

L.A. Van Dyk
L.A. VAN DYK
Professional Land Surveyor
Registration Number PLS-1069

This diagram is
annexed to
No.

The original diagram is

File Cldn 581 Vol. 3

d.d.
i.f.o.

S.G. No. 10353/1983
Transfer 40288/1985
Grant

S.R.E2313/2001
E 2549/2002

Registrar of Deeds

G.P.
AINW-1143(M3859)
Comp. A-306741(449)

THIS PORTION IS SUBJECT TO
CONDITIONS REFERRED TO IN
SECT. 11 (6) OF ACT 21/1940.

EXEMPT FROM PROVISIONS OF ACT
70 OF 1970
SECTION 1(a)

APPROVED IN TERMS OF SECT. 25
OF ORD. 15/1985
REF. TP 3-2/2001
DATE 2002-11-01

SPRONK, LORTON AND ASSOCIATES

OFFICE COPY

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES System Lo. 19° X	
		Y	X
A B	45, 01	288 45 50	A -18 548, 11 + 9 229, 32
B C	125, 00	19 48 20	B -18 590, 73 + 9 243, 80
C D	45, 01	108 45 50	C -18 548, 38 + 9 361, 41
D A	125, 01	199 48 20	D -18 505, 76 + 9 346, 94
CONNECTIONS:			
A E	24, 94	199 48 20	E -18 556, 576 + 9 205, 86
C E	161, 54	288 45 50	F -18 701, 33 + 9 413, 37
C J	33, 60	199 48 20	J -18 559, 76 + 9 329, 80
D K	33, 60	199 48 20	K -18 517, 14 + 9 315, 32
A Z	20, 00	288 45 50	Z -18 567, 05 + 9 235, 76
J K	45, 01	108 45 50	

S.G. No.
10714/94
Approved
I.I. Whitfield
Surveyor-General
1995-01-13

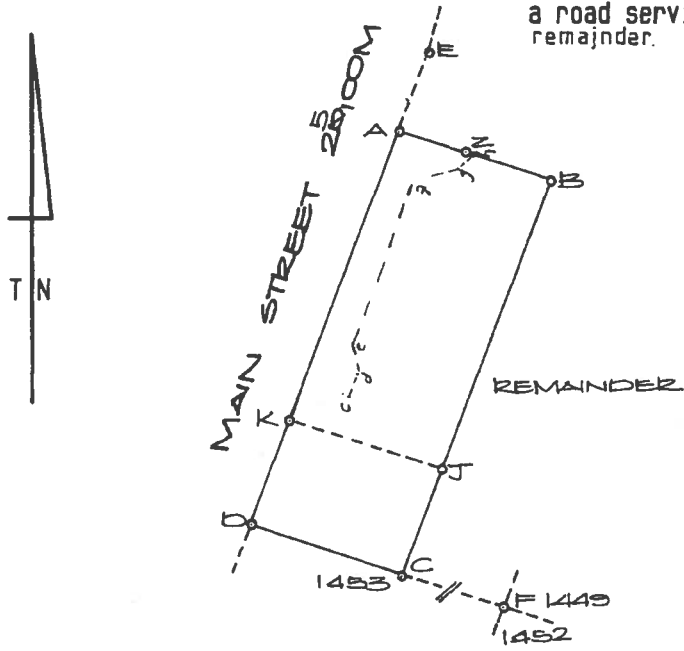
- (31) MUDGE POINT ▲ -13 749, 09 + 7 542, 76
- (207) ONRUST ▲ -17 174, 29 + 7 501, 45

Description of Beacons:

A, B, C, D, E, F, J, K, Z - 12mm iron peg

Servitude Note:

1. The line JK is the southern boundary of a road servitude 12m wide.
2. The line AZ is the southern boundary of a road servitude 10m wide over the remainder.



Scale 1:2000

The figure A B C D

represents 5625 Square Metres of land, being

ERF 1545 A PORTION OF ERF 1448 SANDBAAI

situate in the Local Council Area of Sandbaai
Administrative District of Caledon Province of Cape of Good Hope
Surveyed in February, November 1994
by me,

PAD Whitfield
PAD Whitfield 0718 Professional Land Surveyor

This diagram is annexed to No. <i>T50681/96</i> dated i.f.o. Registrar of Deeds	The original diagram is No. 10353/83 annexed to Transfer/Grant No. 1985. .40288	S.G. No. E3546/94 Comp. AI-3CB/Y41(449) AINW 1143 (M3859) File. Cldn 581
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FOR ENDORSEMENTS
SEE BACK OF DGM.