

Our Ref: 15/4/5/3 Re/ ERF 582 BFV X113
Enquiries: R. Malefane
Email: Refiloe.Malefane@ekurhuleni.gov.za



CITY PLANNING DEPARTMENT

Messrs Noel Brownlee
P.O Box 2487
Bedfordview
2008

Cnr. Van Riebeeck Avenue &
Hendrik Potgieter Street
EDENVALE

P O Box 25
Edenvale
1610

Tel: (011) 999-8355
www.ekurhuleni.gov.za

Sir/Madam,

**APPLICATION FOR SUBDIVISION: REMAINDER OF ERF 582 BEDFORDVIEW
EXTENSION 113 TOWNSHIP**

Your application with regard to the above, refers.

By virtue of the delegations, approved of Council Resolution, A-CP (04-2019) dated 25 July 2019, the Authorised Official (Area Manager: City Planning: Edenvale CCA) hereby **APPROVES** your application in terms of clause 35 of the Ekurhuleni Town planning Scheme, 2014 read with Section 55 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management by-Law, 2019, for the Subdivision in respect of the above-mentioned properties, subject to the following conditions:

1. Conditions from the Department: City Planning

- 1.1. The applicant must submit at least one legible copy of the approved Surveyor General diagram for the Subdivision of Remainder of Erf 582 Bedfordview Extension 113 Township to the Edenvale CCA City Planning Office.
- 1.2. Conditions to be laid down in Title (if applicable):
 - a. All erven shall be subject to the conditions imposed by the local authority in terms of the provisions of the City of Ekurhuleni Land Use Scheme, 2021.
 - b. The Section 125 shall not be issued until such time that the applicant has complied with conditions from Roads and Stormwater Department with regard to 8.5 meter wide right of way servitude.
- 1.3. Attached herewith please find three (3) endorsed copies of the approved Subdivision Diagrams. (Attached as **Annexure "A"**)

City Planning Department Contact Details: (Area Planner)	
Contact Person:	Refiloe Malefane

CCA:	Edenvale
Telephone Number:	011 999 8355
Email Address:	Refiloe. Malefane@ekurhuleni.gov.za
Office Address:	Room 250, 2nd floor, Edenvale CCA

2. Conditions from the Roads & Stormwater Department:

The applicant must comply with all conditions from the Roads & Stormwater Department as per the attached comments dated 12 March 2024 (Reference 15/4/6/-BDFV X113) being complied with and is attached to as **Annexure "B"**.

Roads & Stormwater Department Contact Details:	
Contact Person:	Lungile Maliba
Telephone Number:	011 999 0396
Email Address:	Lungile.maliba@ekurhuleni.gov.za
Office Address:	Cnr CR Swart Drive & Pretoria Road, Kempton Park

3. Conditions from the Water & Sanitation Department:

The applicant must comply with all conditions from Water & Sanitation Department as per the attached comments dated 14 March 2024 (Reference 15/4/5/3) being complied with and is attached to as **Annexure "C"**.

Water & Sanitation Department Contact Details:	
Contact Person:	Andre Nel
Telephone Number:	011 999 3192
Email Address:	andre.nel@ekurhuleni.gov.za
Office Address:	4 willow Road, Edenvale
Office Address:	Edenvale CCA

4. Conditions from the Energy Department:

The applicant must comply with all conditions from the Energy Department as per the attached comments dated 22 February 2024 (Reference 15/4/5/3) being complied with and is attached to as **Annexure "D"**.

Energy Department Contact Details:	
Contact Person:	Wally Meades
Telephone Number:	011 999 3026
Email Address:	wally.meades@ekurhuleni.gov.za
Office Address:	Cnr Van Riebeeck Avenue & Hendrik Potgieter Street, Edenvale

5. That the following services contributions BE PAID in accordance with the provisions of the applicable legislation:

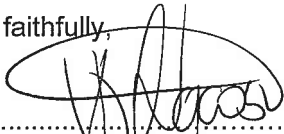
5.1. Roads and Storm-Water Department..... R 41 181.00 (Vat Incl.)

- 5.2. Energy.....R 143 428.23 (Vat Incl.)
5.3. Water and sanitation.....R 103 008.70 (Vat Incl.)
5.4. Parks to be determine prior to issuing of
Section 125

6. Other matters for your information include the following:

- The current zonings of the application for all the properties are "Residential 1" and it should be noted that the same provisions that applied to the original erven in terms of the City of Ekurhuleni Land Use Scheme, 2021, become applicable to the new erf created through this consolidation.
- According to this Department's records and assessments of the application, the proposed Subdivision is not in conflict with any title condition or any of the provisions of the City of Ekurhuleni Land Use Scheme, 2021.
- Kindly provide our office with a digital copy of the approved SG-diagram (in either DXF or Shape-file format). This can be sent to Khathutshelo K. Mukwevho at Khathutshelo.Mukwevho@ekurhuleni.gov.za or submitted to her on compact disc at our office.

Yours faithfully,

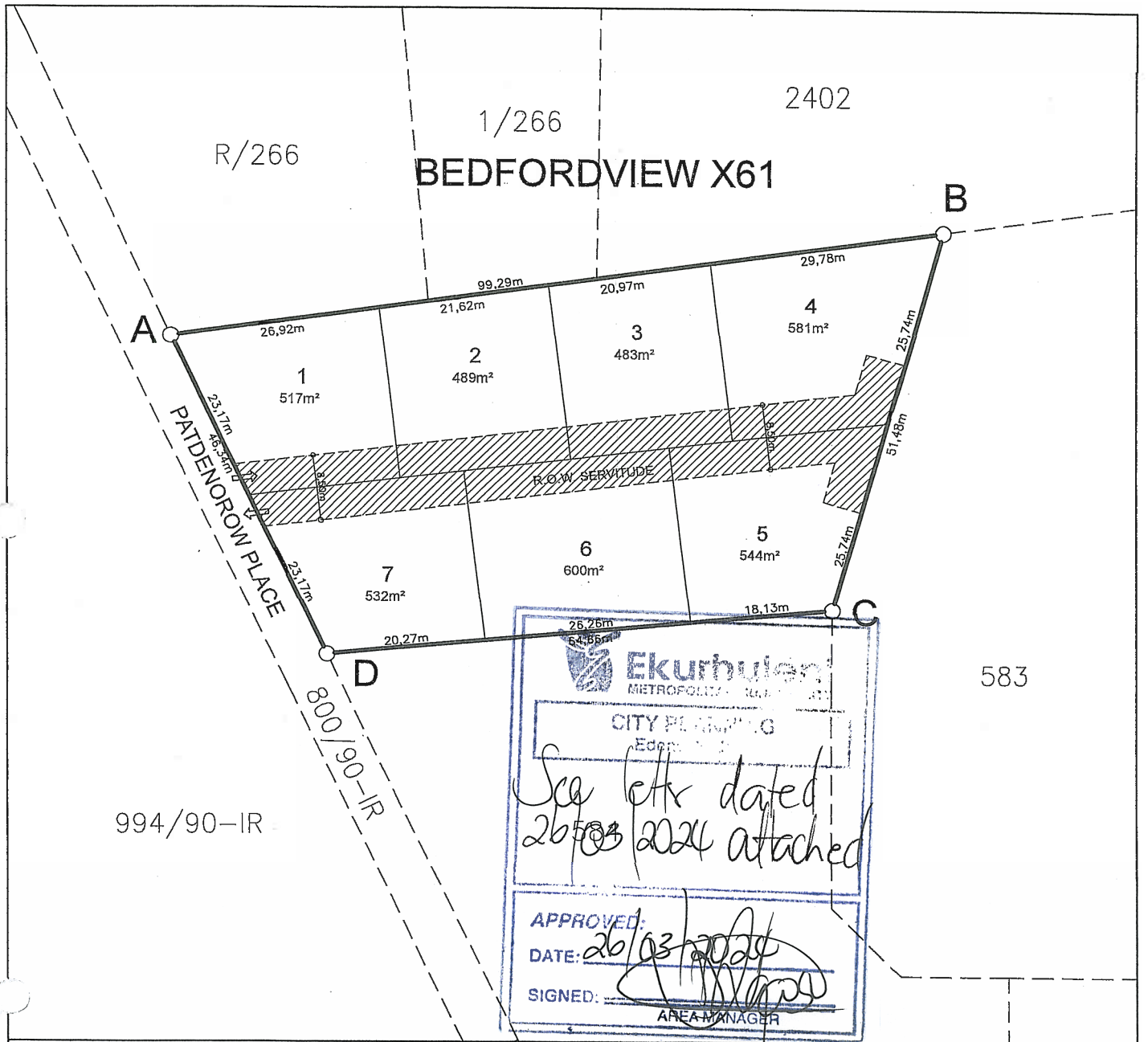


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SAMKE NGCOBO, (PR. PLN.)
MANAGER: TOWN PLANNING
EDENAVLE CUSTOMER CARE CENTRE
CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

Date: 26/03/2024

* Enclosure

cc Corporate and Legal Services Department
Finance Department
Water & Sanitation Department
Energy Department
Roads & Stormwater Department
Building Control Division
Area Planner
Admin
GIS



SUBDIVISION PLAN

NOTES:

1. THE FIGURE ABCDA REPRESENTS ERF 582 BEDFORDVIEW EXT.113 BEING ±3746m² IN EXTENT.
2. THE FIGURE ABCDA IS SUBDIVIDED INTO 7 PORTIONS
3. ALL SIZES AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY.



R.O.W. SERVITUDE OVER PORTIONS FOR ACCESS PURPOSES

**ERF 582
BEDFORDVIEW EXT.113**

0 25m

SCALE 1 : 750

Memorandum



Ekurhuleni
METROPOLITAN MUNICIPALITY

TO :	AREA MANAGER EDENVALE CUSTOMER CARE CENTRE CITY PLANNING DEPARTMENT	ROADS AND STORMWATER DEPARTMENT Kempton Park Civic Centre cnr C R Swart Drive and Pretoria Rd KEMPTON PARK P O Box 13 KEMPTON PARK Fax : (011) 398 2074 lungile.maliba@ekurhuleni.gov.za
Attention	Refiloe Malefane	
Your Ref:	15/4/5/3	
FROM :	DIVISIONAL HEAD: FUNCTIONAL PLANNING ROADS AND STORMWATER	
Enquiries:	Lungile Maliba	
Our Ref:	15/4/6-BDFV X113	
Tel:	011 999 0396	
Date:	12 March 2024	

RECEIVED
EKURHULENI EDENVALE
CITY PLANNING
13 MAR 2024

**SUBJECT: INTERNAL CIRCULATION COMMENTS: PROPOSED SUBDIVISION OF
REMAINDER OF ERF 582 BEDFORDVIEW EXT 113 TOWNSHIP**

Your email dated **22 February 2024** has reference.


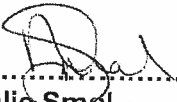
Please find this department's comments on the application **attached (Annexure A)**, and the external services contribution calculation sheet dated **11 March 2024 (Annexure B)** for your records and further attention.

The External Services Contribution towards Roads and its appurtenant stormwater drainage systems, was calculated at R 41 181.00 (Including VAT), and is payable with respect to this application. Please note that the calculation was based on the following:

- Existing scenario: Residential 1 (used a single dwelling unit).
- Proposed scenario: Residential 1 subdivided into 7 portions.

Please note a 40 % rebate was allowed in the calculation in accordance of Council Resolution A-RT (05-2014) dated 27 November 2014. Please note that if the contribution is not paid within this financial year, which ends on 30 June 2024, the contribution must be recalculated based on escalated input values.

In terms of Section 119 of the CoE SPLUM By-law, no land use right shall be exercised prior to complying with the conditions contained in Section 119. Hence, the contribution must be paid prior to the approval of the SDP or building plan and issuing of the Section 125 Certificate. The amount must be paid into vote number 50301385340MPZZZZ16, with the description: SUB-ERF 582-BDFV X113. For details and procedures on "Electronic Funds Transfers" (EFT), kindly contact Ms. A. Mohale on 011-999-7454 or audrey.mohale@ekurhuleni.gov.za.

Contributions calculated by:  Lungile Maliba Technical Assistant: Land-use; DATE: 12 March 2024	Contributions verified by:  Nathalie Smal Senior Engineer; Land Development and Infrastructure Planning DATE: 13 March 2024
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ANNEXURE A: DETAILED COMMENTS ON SUBDIVISION

PROPOSED SUBDIVISION: REMAINDER OF ERF 582 BEDFORDVIEW EXT 113 TOWNSHIP

Your email dated 22 February 2024 refers.

The following comments are applicable on the proposed subdivision.

Subdivision Proposal

1. The current width of Patdenorow Place reserve and road surface is not adequate to accommodate the proposed densification. The reserve and blacktop will need to be widened.
2. An approximate 8m wide servitude must be registered over portion 944 of the Farm Elandsfontein 90 IR to achieve a minimum reserve width of 10.5m. Alternatively, the widening must be registered over R/266 Bedfordview X61 and the subject property.

Access and Road Infrastructure Requirements

3. Access to the subdivided portions can be obtained from Patdenorow Place.
4. The registration of the proposed 8.50 meter wide right of way servitude will be a pre-requisite for the release of the Section 125 certificate.
5. The internal private road, including the connection to the public road, must be constructed by the applicant at his cost, to the satisfaction of the Roads and Stormwater Department. The construction of the internal private road will be required prior to the release of the Section 125 certificate.
6. General Comment: The applicant must acquaint himself of any services (like kerb inlets, street lights, manholes, etc.) within the existing road reserve that might restrict access to the subdivided portions. If access possibilities are prohibited by such services, the applicant must either engage, at his own cost, the relevant service owner in order to seek solutions, like relocation opportunities, or must amend the subdivision application in order to cater for such services. Any costs related to this will be for the account of the applicant. Any work to be performed within the road reserve will require a way leave approval from the Council before actual construction. It should be noted that the Section 125 Certificate can only be issued if free access is available to the subdivided portion. It is therefore recommended that the applicant as part of his application or as part of his request for the relevant regulation certificate indicate the presence or not of such possible restrictions.

Stormwater

7. The subdivision will not have a major impact on the existing stormwater management on site and as such can be supported from a stormwater perspective.
8. Please note that the lower lying erf must accept the stormwater from the higher lying erf. Where stormwater is concentrated on the lower lying erf, the owners of both properties must engage each-other in addressing the stormwater management and the infrastructure requirements needed over the lower lying erf. The Town Planning Scheme however needs to be consulted for more details in this regard.
9. The necessary storm water servitude's (if any) need to be registered where required at the cost of the applicant.

Traffic and/or Access Assessment

10. General Comment (if applicable): A way leave approval must be obtained for all improvements to the infrastructure, as a result of the subdivision, within the public road reserves.

Contributions

- 11. See the latest comments on contributions and the contribution calculations as reflected in the covering letter to this memorandum.

I trust you find the above in order.



Lungile Maliba
Technical Assistant: Land-use;
Functional And Strategic Planning; North
ROADS AND STORMWATER

Ekurhuleni Metropolitan Municipality (Applicable to 30 June 2024)

FORM FOR ENGINEERING SERVICE CONTRIBUTIONS - ROADS

1. APPLICANT AND DEVELOPMENT PARTICULARS

Mun Reference No: 15/4/S-BDFV X113
 Applicant name: Noel Brownlee
 Dates: 11 2024 Day/Month/Year
 Applicant postal address: P.O. Box 2487, Bedfordview, 2008
 Region No: 1 Names: Northern Region
 Development physical address: Erf 582 Bedfordview X113
 Low Vehicle Ownership / Publ Trans Area (Y/N) N High Density (CED-type/TOD) (Y/N) N
 Development description: Subdivision

2. PREVIOUSLY APPROVED LAND USE (BEFORE APPLICATION)

Click on ESCC to calculate to perform calculations

Land use Code = 999 to allow user definitions	Land-use Size Units	Base Size A ₀	D/Unit	AADT ₀	Trip rate	Hourly potential	Mix-Use potential	% Mix-Use	% Trip Rate Reductions	% Heavy P _{HD}	E _{HD} / HV Factor F ₁	Mun P _{Mun}	Trip Len L _{p/2} (km)	Calculated trips		Calculated Veh-km/hr	Calculated E80-km/day	
														Trips/hr	Heavy/day			
1/210 Single Dwelling Unit	1	1	1	4,00	0,90	0	0,0%	10%	0%	0%	100%	100%	1,55	1	0	1,55	0,00	
2																		
3																		
4																		
5																		
6																		
7																		
8																		
9																		
Total previously approved (before application)																	1,55	0,00

3. TOTAL APPROVED LAND USE (AFTER APPLICATION)

Click on ESCC to calculate to perform calculations

Land use Code = 999 to allow user definitions	Land-use Size Units	Base Size A ₀	D/Unit	AADT ₀	Trip rate	Hourly potential	Mix-Use potential	% Mix-Use	% Trip Rate Reductions	% Heavy P _{HD}	E _{HD} / HV Factor F ₁	Mun P _{Mun}	Trip Len L _{p/2} (km)	Calculated trips		Calculated Veh-km/hr	Calculated E80-km/day	
														Trips/hr	Heavy/day			
1/210 Single Dwelling Unit	7	1	1	4,00	0,90	0	0,0%	10%	0%	0%	100%	100%	1,55	6	0	9,30	0,00	
2																		
3																		
4																		
5																		
6																		
7																		
8																		
9																		
Total approved (after application)																	9,30	0,00

4. ENGINEERING SERVICE CONTRIBUTIONS TO ROADS

4a. Basic external road contribution

Traffic generation (Total approved - Previously approved)	Unit Cost Rates	Veh-km/hr	E80-km/day
Subtotals - Basic external road contributions	Land Capacity R 2 443	Strength R 927	0,00
Total basic external road contribution, VAT Excl	R 5 258	R 927	R 0,00

4b. Boundary road contribution (Township establishment only)

Class 4 Boundary roads	Class 5 Boundary roads	Boundary Roads (meter)	Land Value per km	Construction Cost/km	Boundary road contribution	
		100% Share	R 6 303 685	R 8 959 035	R 0,00	
		50% Share	R 3 151 827	R 4 479 517	R 0,00	
Total boundary road contribution						R 0,00

Total engineering service contribution to roads, VAT Excluded

Total engineering service contribution to roads, VAT Excluded, Rebate included	Rebate %	Area of External road reserve (m ²)	Unit Land Cost/ m ²	Land Value	Off-set amount	
	40%		R 315,18	R 315,18	R 0,00	
			R 315,18	R 315,18	R 0,00	
Total engineering service contribution to roads, VAT Excluded, Rebate included, Land Off-Set Included:						R 0,00
Value added tax (VAT)	15%				R 35 809,65	
Total engineering service contribution to external roads, VAT included (Rounded to the nearest Rand)						R 35 809,65

[Signature]

11 March 2024

Memorandum



WATER AND SANITATION

To: CITY PLANNING
EDENVALE
Gugulethu Zuma

Your Ref: 15/4/5/3

From: Andre Nel

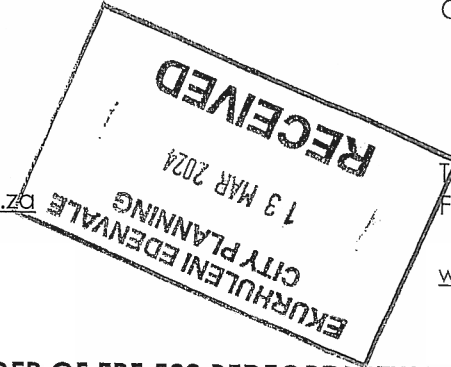
E-mail: andre.nel@ekurhuleni.gov.za

Date: 14 March 2024

Cnr CR Swart & Pretoria Rd
PO Box 13
Kempton Park
1620

Tel: (011) 999 3868
Fax: (011)

www.ekurhuleni.gov.za



PROPOSED SUBDIVISION FOR REMAINDER OF ERF 582 BEDFORDVIEW EXTENSION 113 TOWNSHIP.

Your memorandum dated 22 February 2024 in the above regard refers.

The Department Water and Sanitation has no objection against the application subject to the following conditions;

1. The applicant is responsible for the provision of a water and sewer network to the satisfaction of this department.
2. The applicant will need to appoint a professional civil engineer consultant to design the services according to our standards and specifications.
3. The consultant as appointed will also need to appoint a contractor on behalf of the owner/applicant to install the network extensions and to also provide a sewer and water connection point (excluding meter) to the newly formed erven.
4. The meter will be applied for by the new owner or developer of the newly formed erven. If the developer has access control, then council will not take over the internal water line and the developer will need to apply for a bulk water meter at the entrance to the development.
5. All internal services must be split, and no cross-boundary connections are allowed. The owner will need to prove that private water and sewer lines do not cross through other property.
6. The sewer flows emanating from the proposed development will discharge into the Bruma outfall sewer.
7. Please note that the calculation is based on the following development controls:

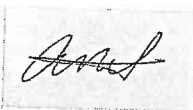
- **Existing Rights:** - (Stand size 3746m²)
"Res 1", for 1 dwelling unit.
- **Proposed Rights:**
"Res 1", for 7 stands.

Water contribution	R 68 459,34
Sewer contribution	R 21 113,44
Sub Total	R 89 572,78
15% VAT	R 13 435,92
Total	R103 008,70

(Vote number **67741385340MMZZZZ16**)

A Section 125 certificate will only be issued once the "As Built" drawings are received including the electronic format. A copy of receipt for contributions is also required. These figures are also only **valid until 30th June 2024** where after escalation will apply.

For any enquiries, Andre Nel from this department (telephone number 011 999 3192) can be contacted.



pp

MR LUBABALO MATAKANE

ACTING DIVISIONAL HEAD: STRATEGIC & FUNCTIONAL PLANNING

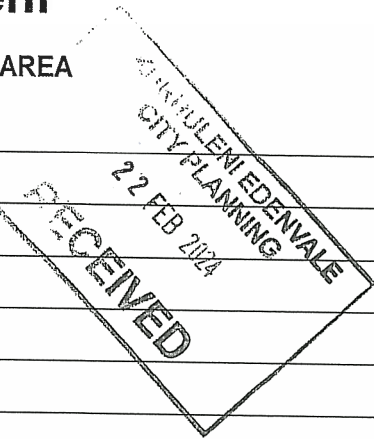
WATER AND SANITATION



EDENVALE CUSTOMER CARE AREA

COMMENTARY SHEET

Submitted by:	NOEL BROWNLEE
Property Descript:	RE OF ERF 582 BFV EXT 113
Street Address:	5 Patendrow Place
Subject:	Subdivision
Ref No.:	15/4/5/3



COMMENTS:

Additional Dwelling Units	R/KVA @ LV Kiosk	5 Kva/Unit	Total cost
6	4157.34	30.00	R 124,720.20
		15% Vat	R 18,708.03
		Total	R 143,428.23

No building plans will be signed off by the Electricity Department before a signed Service Agreement is in place.
 Developers need to pay all Contribution and Connection fees before external services can be installed.
 An as Build Drawing indicating the Existing Service Connection must be submitted
 Any upgrading of the existing supply will be subject to spare capacity being available on the existing Electrical network. Should it be necessary to increase the current capacity with a miniature substation or any other equipment to accommodate the proposed rezoning the developer will be required to make a pro-rata contribution to the upgrading cost.
 The Council is responsible for the installation of the external (bulk) electrical services. The township owner will be responsible for a non-refundable electrical engineering service contribution which will be levied for every kVA to be demanded by the township in addition to any existing demand and that the non-refundable contribution amount be revised annually for implementation on 1 July of each year.

SECTION: Planning Services

Signature:

Date: 22 February 2024