



# CHARTWELL

## COUNTRY ESTATES

SEPTEMBER / OCTOBER 2021 NEWSLETTER

## CCE 2021/ 22 PLANS

By Bruce Warren

*With things slowly beginning to return to some kind of normality again, the CCE board have had our first two meetings and we have formulated the projects that will be tackled this year.*

### Security

- **CCTV expansion**
- **River thermal cameras** - We have approved the installation of one pole with two thermal cameras, strategically positioned along the river. Further similar installations will be carried out along the river and in the wetland areas once greater residents support is obtained.
- **Overview street cameras** – We have approved the installation of one additional overview street camera pole consisting of three high definition overview cameras. In due course we will be approaching various streets to obtain the necessary support from residents to install similar poles along more streets.

- **Chartwell Protection Group** – Various Chartwell residents are spearheading this initiative. We will be holding a community meeting where residents will be invited to come and volunteer to perform certain roles in ensuring the continued and improved security of our rural lifestyle.

### Estate management

- **Pedestrian walkways** – We have approved the installation of paved pedestrian walkways to certain high traffic streets within Chartwell.
- **Verges and gardens** – We have approved the annual budget for the maintenance and improvement of our existing CCE gardens.
- **Storm water management** – We have approved the budget for the installation of certain storm water management measures to be installed at the Third Rd/ Runnymede intersection in order to alleviate the constant silting up

at this intersection.

- **Cedar Road boundary wall** – Whilst this is a large project, we have allocated certain funds towards measures that will be taken to secure this perimeter boundary of our area

### Social

- Plans are in place to once again hold the much loved Chartwell social events, many of which have been absent over the last 2 years due to Covid-19. Dates for these events will be communicated in due course.

As has been continually stated, the vision of the CCE is to improve Security, lifestyle, aesthetics and property values within our area. We urge all residents who are not already CCE members to please sign up today and make your contribution to making Chartwell the best ungated community in the country.

## MARKETING / SALES PERSON NEEDED

The CCE is looking to contract the services of someone with a sales and marketing background.  
Please email: [jenni@chartwell.co.za](mailto:jenni@chartwell.co.za) if you are interested.

**3 OCTOBER**

**River Clean up**  
Starting at 7am, at the bottom of 1st road. Contact Mark McClue on 081 262 9505

**21 OCTOBER**

**COGS**  
Venue TBC, Contact Howie on 082 932 4778 for more information

**29 OCTOBER**

**SWEEPSTAKES**  
If COVID restrictions allow, contact Maureen on 083 228 1753

**13 NOVEMBER**

**SAVE THE DATE FOR THE CHARTWELL FAMILY FUN RUN AND WALK!!!**

# RIVER, WATER & SEWAGE UPDATE

'every great success is made from many small successes'

By Mark McClue

*Further to a focus group set up between local residents, the Conservancy & ARMOUR (Action for Responsible Management of Our Rivers) to address the disastrous sewage spill into the Klein Jukskei; the following action plan was taken applying pressure to Johannesburg Water (JW) with the Department of Water & Sanitation (DWS) via the Catchment Forum and City of Johannesburg (Coj) compliance team;*

**A. Short term;** solve the functional engineering repairs and upgrades of the pipeline & pump station, preventing waste into the river and remediate the spill areas.

**B. Medium term;** upgrade & increase the capacity of the station & remediate damage to the river areas affected along with introducing preventive measures.

**C. Longterm;** change the current pump system to a new gravity line for a new Waste Treatment works at Lanseria and to address the restoration and sustainable rewinding of the river ecosystem for the future.

## Progress to date :

A public meeting was held with JW, councilor Mr Sbusiso Mthembu Ward 96 and COJ to report on the current situation and future plans with the new regional JW manager Mr Nico Singh.

**1.** JW reported with Q&A fielded from residents and outlining the remaining stages and timing for completion of the pump station upgrade. ~ the end of September was set allowing for variations due to it being 'a live system ~ meaning work is being carried out whilst the system is in operation and rain.

Points covered the current plant conditions, capacity of the new line, pumps and the situation regarding the volume and type of waste arriving from overpopulated unregulated areas upstream of the line. Eg; Kya Sands, Cosmo City, illegal developments and dumping.

Frustrations were expressed by residents directly affected for many years with a request tabled for responsible parties to be held accountable to their actions or lack thereof in the case of poor or no performance.

It was explained that since the new +6km pipeline and valve system was completed in early September it has

functioned well allowing the next stage of the project to proceed.

**2.** This has consisted of upgrading the electrical supply to increase pump capacity, installation of a new 'surge' system to prevent 'pipe hammering' and the upgrade of new sluice gates and the system to deal with unplanned physical waste.

~ this forms part of a R55 million upgrade of the plant as part of lobbying in the working groups for improvements in our area.

**3.** The remediation team cleared immediate spills and installed additional emergency attenuation ponds to mitigate spills of solid waste into the river during the upgrade. ~ this is additional to the original design.

Planting of new grass around the affected areas and bioremediation treatment of Watercombe and the Chartwell dams 1 and 2 along with addressing spill areas upstream in craigavon is underway.

~ Liaison with landowners is taking place for this and includes treatment using specific microbes and enzymes along with limited dredging or modification of the dams where applicable.

~ an update report will be provided in October and communicated to the community.



## A GREY TIDE



## A WHITE TIDE



## A BLACK TIDE



## So where to now? why is there still foam and waste in the river?? ~ and how can we help each other?

The major spills from the failing pipeline have it seems stopped and measures have mitigated physical waste entering the river from the pumpstation whilst the upgrade is completed on the live system.

Residents can be aware of three conditions until restoration is complete and fresh rains arrive:

**a. A grey tide.** When there is distinct grey water in the river due to blockages of the system and if emergency attenuation dams fill.

~ please report these so JW can attend.

**b. A white tide.** When the river flows even from the smallest amount of rain, water run off from seasonal natural springs, residents watering gardens along 20km upstream, washing cars and flushing pools or factories all adding to the phosphates in the river and mixing it up like foam in your bath tub.

~ These are going to occur until phosphates stop entering the system from all sources.

**c. A Black tide.** When the natural and unnatural debris settling and decomposing on the riverbed begins to heat up and move as a result of b. or the first rains which happens across the whole catchment.

~ this has already been seen with the first rains, is not all bad as it contains masses of nutrients and will clear through with the rains to help restore the system.

All these cases can be undesirable affecting residents directly both visually and with smell as the breakdown of waste occurs.

Whilst uncomfortable this is a product of the spills, a transformed river due to alien vegetation along with urban water runoff and a combination of unnatural waste or detergents entering the system from all society.

We can all assist here by using environmentally friendly soaps, directing grey water into traps to

process the water before entering the river system and assist awareness campaigns dealing with litter and illegal dumping.

**4.** JW and the councilor committed to engaging a campaign with ARMOUR and the community for addressing knowledge & behavior upstream with industry, schools and residential areas to mitigate the waste entering the system.

~ this has started with a workshop convened for Monday 4th October and brings attention to illegal connections and dumping including where plastic consumer waste such as hygiene products are put into the drains blocking the system causing spills.



# WHY A SWEEPSTAKE?

By Maureen Dalglish

At the Chartwell CCE Annual General Meeting held mid-2015, the Chairman and his incoming Board members were bombarded with requests for road humps, flower gardens, security lights etc etc and the reply to all these was a simple "We do not have the money" – so now what?

A few ideas were suggested from the floor and among them was mine ... Why not have a Sweepstake? Ian Lourens, who was sitting behind me, immediately put his hand up and volunteered to help me organise this project.

Six years (ie 72 months) later the Tumble Drum has been tumbled and 72 lucky numbers have been drawn.

For those who do not yet participate – this is how it works: A lucky number 1-100 is allocated to a person who has signed a Debit Order for R100 per number per month. On the last Friday of each month, the Sweepstake players (CCE residents, tenants or friends) gather at the Host's Home, equipped with their drink, glass and snacks. The attendees' names go into a hat, a reward for good attendance, and when these are scrambled a name is drawn for a R100 prize and this person is blindfolded and expected to tumble the Drum. A lucky number is pulled out and announced and if the winner is not present, he or she is phoned and cheered. The winner wins 25% of that month's earnings while the other 75% goes towards "Special Requirements" which have been suggested and agreed upon by the players and is independent of the CCE.

The Sweepstake monthly gathering has also proved to be a wonderful community gathering to which some most interesting speakers have been invited.

Due to the Covid outbreak some of the regular players have been forced to cut down their monthly expenses and have cancelled their contribution so at present there are some unallocated tickets available.

**For enquiries, please contact Maureen on 083 228 1753, Ian 082 440 9683 or Jenni on 082 950 2335.**

**"Rumble, Tumble and Spin the Drum... Chartwell does this for Funds and for FUN!!"**

5. Direct contact is underway with COJ and the landowners affected by the new pipeline for valuation & contract purposes with JW. This stage of the project will see a gravity line installed from the pump station all the way to the new Waste Water Works planned at Lanseria over the next 5 years.

~ the subject of whether Chartwell and Farmall will be able to tie into this line was tabled and fall into future individual development plans for consideration.

~ a plan to include a restoration of the entire ecosystem as part of a biodiversity offset for this project was proposed to the environmental consultants and this was well received with a request to submit a proposal.

~ this will follow in a future write up.

6. A focused river clean up is being held at 7am on Sunday 3rd of October at the bottom of 1st road and the informal reclaimer site upstream of Msawawa to prevent some of this waste entering the river system. This is the start of a 4 stage river clean up campaign to include the community.

~ a notice will go out to residents who wish to help with this project as an ongoing awareness and collaboration between the Chartwell, Farmall, Cedar Creek and Cedar Lake residents including our CCE, Conservancy and Sweepstake teams 'to make a positive impact downstream'

**Further information or addressing specific incidents can contact Mark@armour.org.za or 081 262 9505**



# INDIGENOUS PARADISE

By Karen Cox

**Where to start .....with this mammoth suburb we live in! No water, no sign of rain, dust everywhere, wilting plants ... and yet some amazing species are thriving namely the indigenous trees, the indigenous grasses, the carprobrotus ground cover which is sprouting a beautiful pink flower intermittently...and the various Aloe family.**

This says a lot and that is why my vision for Chartwell is to try to transform it into an Indigenous Paradise which is not a difficult task if all of you decided to start with your own patch of garden. A few years ago I hosted a Sweepstake at my home and I challenged you all to remove one Foreign tree and plant one indigenous tree. The benefits of Indigenous trees and plants are insurmountable as are the plants and so I am going to share some interesting information with you all...

- Syringa Trees suck up vast amounts of water each day which affects the water table .It is native to India ,China and Australia.
- Syringas can have the most detrimental effect on grazing and ecosystems at it invades and even replaces natural vegetation

communities in many parts of Chartwell.

- Blue Gum trees consume between 80 to 200litres a day and it releases a chemical that kills plant material growing underneath or around it ....so why would you want this tree in your garden ?
- Pompom weed which has the purple flower is on the banned list because it takes over and kills grassland and veld areas and other natural grasses don't grow for grazing and beauty .The best way to remove this is cut off the flower heads into a bag and dig out the roots, that way you shall remove it properly.
- Pampus Grass is on the banned list as well because it reduces the biodiversity of indigenous communities ,changes eco system processes and retards the restoration process of other indigenous grasses.
- Lantana is also a banned plant because it is highly poisonous to humans and animals and reduces the grazing potential of land .When it grows it forms a thick bush which is hard to break down so its best to watch out for when this plant is small and remove it roots and all into a recycled bag.

Bite size chunks is what we need to work with as we mostly live on large stands ,so take one tree at a time ,one bed at a time and you will notice a difference in your water table if you have a borehole and the bird life when you remove the alien vegetation as well as the sustainability of water wise plants.

I am sure many of you have noticed we are changing the entrance verges from grass to a succulent which is way more efficient ,waterwise ,reduces dust and is evergreen . It propagates easily, is mostly frost friendly as well and the insects life is prolific ,so once again Chartwell folk ,lets try to make all our verges green and pretty with Carprobrotus . No more mowing..no more weeds ,no more dry soil, just green paradise interspersed with pink and white flowers which the bees pollinate.

I can supply a complimentary bag of Carprobrotus to the first 20 houses that contact me to get you going and all the advise you need to plant it .I can also supply 40L Indigenous trees at reasonable prices for you all.

**HAPPY GARDENING CHARTWELL**



# A LETTER TO CHARTWELL FROM BROADACRES ACADEMY HIGH SCHOOL

30 September 2021

Dear Chartwell Community members

I am very privileged to be able to make your acquaintance, albeit in this format, as Broadacres Academy becomes a part of the Chartwell Community.

I am sure that you are aware that our building for the new High School has commenced and has progressed at a rapid rate, for us to open in January 2022. The High School will accommodate students in Grades 7, 8 and 9 next year, and the site will also accommodate Grades 4 – 6, temporarily, in 2022. I believe it is an exciting development for the wider community, as schools in the area, particularly with our service offer and school fee range, are in short supply. I do believe that it is a positive development, and the response from prospective parents and students has been most encouraging.

The opening of the school and the construction will see increased traffic in the neighbourhood. We have appointed Gothic Construction for the development of the site, and therefore, with their premises directly bordering ours, we have been fortunate to minimize much traffic from heavy construction vehicles. We realise the traffic when the school opens will increase in January. For this reason, Broadacres Academy has planned carefully so that we satisfy our needs whilst remaining respectful of the needs of Chartwell residents. Please could you be aware of the following:

- On Monday, 4 October 2021, the external road upgrades will commence. This includes Spencer Road from the Cedar Rd intersection and then into 5th Road to the school erf/access. The contract period is 3 months.
- There will be some disruptions to traffic flow whilst these works are

completed, albeit along Spencer and a small portion of 5th Road.

- Both of these roads will be tarred.
- Traffic accommodation measures will be in place to facilitate easy access to erven.
- We do understand that disruptions, noise, and additional traffic are inconvenient, but we are hoping that the road improvements, including storm water drainage systems, will ultimately be of benefit to the community.

Should you have queries about the road construction, please feel free to contact the road construction contract manager, Rudolph Viljoen, at Ruvil Construction Management (Pty) Ltd.

His details are:  
Tel +27 (0) 12 653 4364  
Cell +27 (0) 83 254 4131  
e-mail: rudolph@ruvil.co.za or ruvilconstruction@gmail.com

As the Principal of the High School, I am looking forward to positive and effective engagement with the Chartwell community, starting now and in the years to come. I have already had the pleasure of meeting with Bruce Warren and Chartwell Country Estate committee members and hope to engage with more members positively, going forward. Please feel free to be in touch with me at colleen.travisslea@broadacres.com should you have any concerns to which you would like us to give consideration.

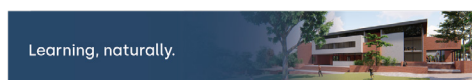
Regards  
Colleen Traviss-Lea  
Principal



**Colleen Traviss-Lea**  
Principal

**Broadacres Academy High School**  
Tel: +27 76 216 6029  
[www.broadacres.com](http://www.broadacres.com)

Learning, naturally.



**SAVE THE DATE FOR THE 5KM CHARTWELL FAMILY FUN AND WALK WHICH WILL BE HAPPENING ON SUNDAY THE 13 NOVEMBER 2021.**





MONTESSORI ECO SCHOOL

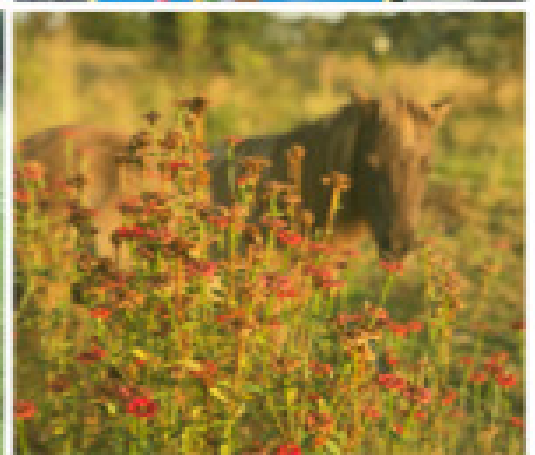
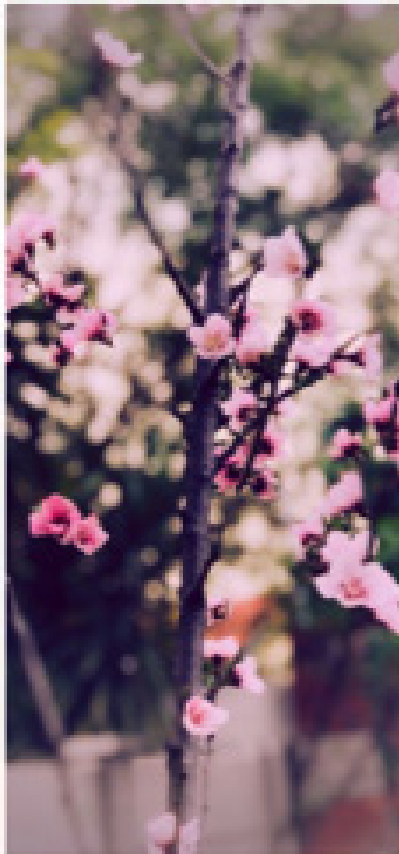
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## CLASSIFIEDS

<p><b>Sirius Electronic Systems CC</b>                  For all your bookkeeping needs: from the box of invoices to Trial Balance.                  Contact Jenni Brown on 082 950 2335 or <a href="mailto:jenni@binary.co.za">jenni@binary.co.za</a></p>	<p><b>Gardening</b>                  Looking for a part time gardening job.                  Contact Leonard on 062 066 4552</p>
<p><b>Blue Leaf &amp; Co.</b>                  Graphic design company. Newsletters, flyers and any printing and stationery needs.                  Contact Hannah Warren on 071 199 7754 or <a href="mailto:blueleafandco@gmail.com">blueleafandco@gmail.com</a></p>	<p><b>Electric Fencing</b>                  Installation and repairs.                  Compliance Certificates                  Sarel 084 487 7171</p>
<p><b>The Fitness League Gym Class</b>                  Venue: the dance studio, Runnymead Road                  Day: Monday and Thursday                  Time: 8:30 am                  Contact Maureen on 083 228 1753                  FUN FITNESS FRIENDSHIP</p>	

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