



CLEAN AUDITS SINCE 2010/11



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Municipality
Umasipala

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File ref: 15/3/6-1/Erf 242

Enquiries:
A. de Jager

26 April 2022

C K Rumboll & Partners
P.O. Box 211
MALMESBURY
7299

Per Registered Post

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 242, ABBOTSDALE

Your application, with reference ABB/12393/ZN/MV, dated 18 February 2022, on behalf of M.J and S.J. van Boven, regarding the subject refers.

By virtue of the authority delegated to the Senior Manager: Built Environment in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for subdivision of Erf 242, Abbotsdale, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 242, Abbotsdale (2 276m² in extent), be subdivided into Portion A (1 448m² in extent) and the Remainder (828m² in extent);
- b) Building plans for any existing unauthorised structures be submitted to the Senior Manager: Built Environment for consideration and approval, within sixty (60) calendar days from the date of registration of the approval;
- c) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of the By-Law will not be issued unless all the relevant conditions have been complied with;

2. WATER

- a) Each subdivided portion be provided with a separate water connection at clearance stage;

3. SEWERAGE

- b) Each subdivided portion be provided with a separate sewerage connection at clearance stage;

4. ESKOM

- a) No mechanical plant be used within 3m of Eskom underground cables;
- b) No work takes place within the servitude of a 66kV cable or 13kV cable if indicated;
- c) The following building and tree restriction on either side of a centre line of overhead power lines be observed:

Voltage	Building restriction on either side of the centre line
11kV & 22kV	9m
66kV & 132kV	

Rig asseblief en korrespondensie aan:

Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299

Tel: 022 487 9400

Faks/Fax: 022 487 9440

Epos/Email: swartlandmun@swartland.org.za

Kindly address all correspondence to:

The Municipal Manager
Private Bag X52
Malmesbury 7299

Moorreesburg Tel: 022 433 2246

Darling Tel: 022 492 2237

Yzerfontein Tel: 022 451 2366

132kV	15,5m
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- d) No construction work may be executed closer than 6m from any Eskom structure or structure supporting mechanism;
- e) The natural ground level be maintained within the Eskom reserve areas and servitudes;
- f) No work or machinery permitted nearer than the following distances from conductors:

Voltage	No closer than:
11kV & 22kV	3m
66kV & 22kV	3,2m
132kV	3,8m

- g) The minimum ground clearance of the overhead power line be maintained to the following clearance distance:

Voltage	Safety clearance above road
11kV & 22kV	6,3m
66kV & 22kV	6,9m
132kV	7,5m

- h) A 10m obstruction free zone to be maintained around all pylons;

5. DEVELOPMENT CHARGES

1. The owner/developer is responsible for a development charge of R10 890,50 toward the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA 9/249-176-9210);
2. The owner/developer is responsible for the development charge of R7 340,83 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA: 9/249-174-9210);
3. The owner/developer is responsible for the development charge of R3 631,57 towards sewerage, at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2021/2022 and may be revised thereafter. (mSCOA: 9/240-184-9210);
4. The owner/developer is responsible for the development charge of R2 219,29 towards roads and storm water, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA: 9/247-144-9210).
5. The Council resolution of May 2021 makes provision for a 40% discount on capital contributions to Swartland Municipality, except for condition 5.a), which is payable in full. The discount is valid for the financial year 2021/2022 and can be revised thereafter;

6. GENERAL




- a) Any existing services connecting the remainder and/or new portions, be disconnected and relocated, in order for each erf to have a separate connection and pipe work;
- b) Should it be determined necessary to expand or relocate any of the engineering services in order to provide any of the portions with connections, said expansion and/or relocation will be for the cost of the owner/developer;
- c) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval must be implemented within these 5 years, without which, the approval will lapse. Should all the conditions of approval be met before the 5 year approval period lapses, the subdivision will be permanent and the approval period will not be applicable anymore.

Yours sincerely


MUNICIPAL MANAGER
 per Department Development Services
 AdJ/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 Building Control Officer

APPLICATION IS MADE FOR THE:
Subdivision of Erf 242, Abbotsdale.

- KEY:**
-  Subject property
 -  Proposed subdivision line
 -  Existing building

NOTES:

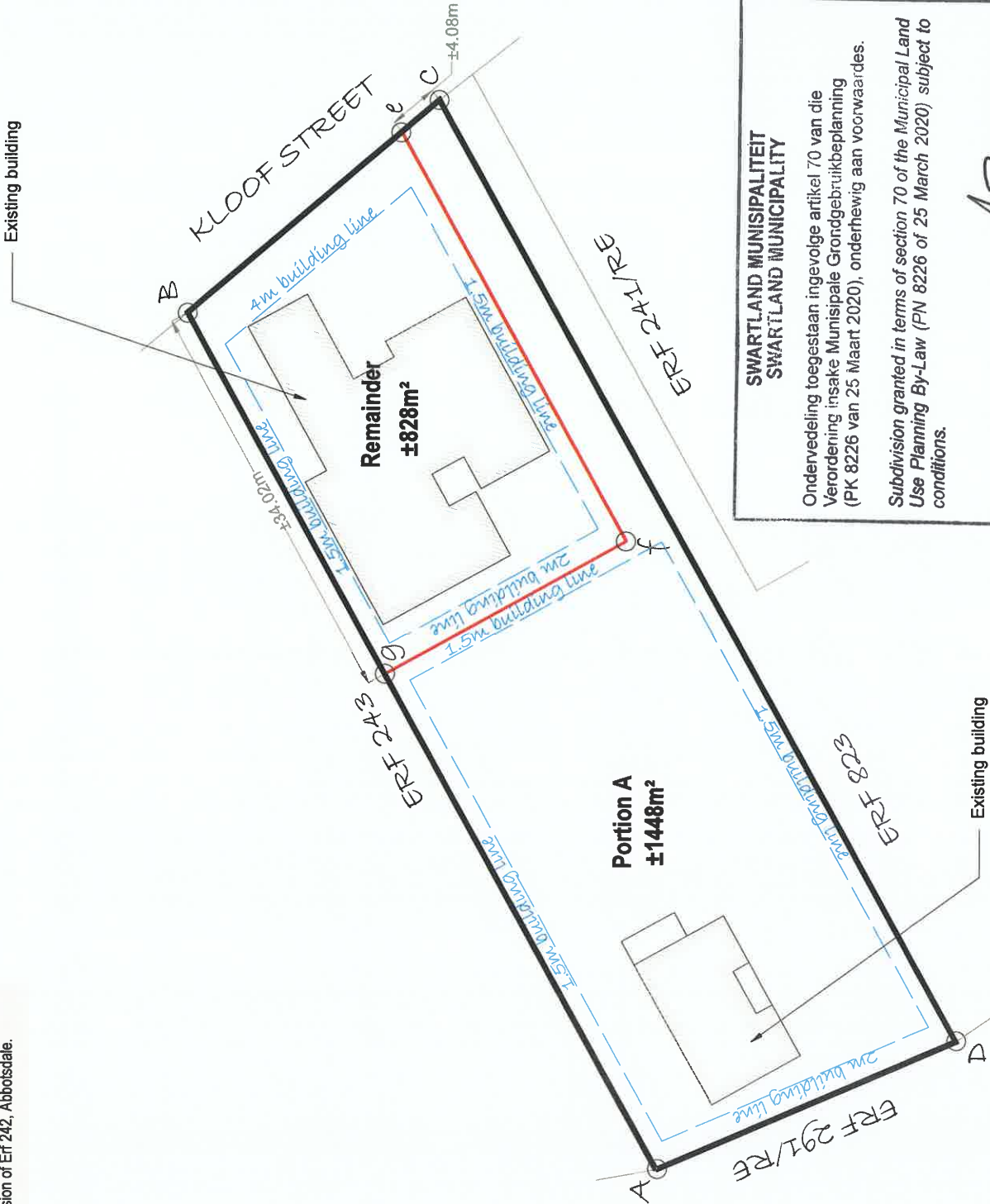
- Figure ABCD represents Erf 242, Abbotsdale, with an extent of 2276m².
- Figure AefgCD represents the proposed subdivided Portion A of Erf 242, Abbotsdale, with an extent of ±1448m².
- Figure Befg represents the proposed Remainder of Erf 242, Abbotsdale, with an extent of ±828m².

ZONING I.T.O. THE ZONING SCHEME:

Residential Zone 1

PROPOSED SUBDIVISION

- Portion A ±1448m²
- Remainder ±828m²
- Erf 242 2276m²



SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Municipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), onderthegewig aan voorwaardes.

Subdivision granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020) subject to conditions.

2022/04/26
DATUM/DATE

M. Bayman
MUNICIPAL ENGINEER
MUNICIPAL MANAGER

TITLE:	SUBDIVISION PLAN ERF 242, ABBOTSDALE
PHYSICAL ADDRESS:	KLOOF STREET, ABBOTSDALE, 7300
NOTE:	ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING
COMPILED BY:	C.K. RUMBOLL & PARTNERS TOWN PLANNERS PROFESSIONAL SURVEYORS 16 RAINIER STREET, MALMESBURY Tel: 022 - 4821845 Fax: 022 - 4871661 Email: planning@rumboll.co.za
DATE:	FEBRUARY 2022
AUTHORITY:	SWARTLAND MUNICIPALITY
REF:	ABB/12393/ZNMV