



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/4-8/Erf 276
15/3/6-8/Erf 276
15/3/13-8/Erf 276

Enquiries:
A de Jager

19 May 2022

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

Per Registered Post

Dear Sir/Madam

PROPOSED SUBDIVISION, DEPARTURE AND EXEMPTION FROM APPROVAL FOR SERVITUDE REGISTRATION ON ERF 276, ABBOTSDALE

Your application, with reference ABB/11955/MH, dated 4 March 2022, on behalf of E.D. Esau, regarding the subject refers.

- A. 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 276, 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 276, Abbotsdale (2 095m² in extent), be subdivided into Portion A (500m² in extent) and the Remainder (1 595m² in extent);
- b) The owner/developer agrees in writing, at clearance stage, to submit building plans for the unauthorised building work on Portion A, to the Senior Manager: Built Environment, for consideration and approval, within 60 days of the property transfer;
- 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) The subdivided portion be provided with a separate water connection at building plan stage;
- b) The internal network connects with the main network on the property boundary of the pan handle in Kloof Street;

3. SEWERAGE

- a) The subdivided portion be provided with a separate sewerage connection and clearance stage;
- b) The internal network connects with the main network on the property boundary of the pan handle in Kloof Street;

Rig asseblief alle korrespondensie aan:

**Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299**

Darling Tel: 022 492 2237

Tel: 022 487 9400

Faks/Fax: 022 487 9440

Epos/Email: swartlandmun@swartland.org.za

Moorreesburg Tel: 022 433 2246

Kindly address all correspondence to:

**The Municipal Manager
Private Bag X52
Malmesbury 7299**

Yzerfontein Tel: 022 451 2366

4. ELECTRICITY

- 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 & 22kV	11m
132kV	15,5m

- 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

- a) The owner/developer is responsible for a development charge of R7 623,35 (R10 890,50 x 0.7 for Single Res) towards 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);
- b) 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);
- c) 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).
- d) 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);
- e) The Council resolution of May 2021 makes provision for a 40% discount on development charges 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;

B. 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 permanent building line departure on Erf 276, Abbotsdale, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The 4m street building line on Portion A be departed from to 0,5m for the extent of the garage structure;
- b) Should the owner/developer fail to submit building plans for the unauthorised structures on Portion A, the departure will become void and administrative actions will be taken by the Municipality;

C. 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) Cognisance is taken of the approval letter issued by Eskom, reference number 05066-22, dated 11 April 2022;
 - a) 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.
- D.** The registration of a 4m wide right-of-way servitude over the Remainder of Erf 276, Abbotsdale, in favour of the newly created portion A of Erf 276, Abbotsdale, complies with the requirements of Section 34 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) and is thus exempted from approval from Swartland Municipality;

Kindly provide Swartland Municipality with copies of the approved Surveyor General diagrams for record keeping purposes.

Yours sincerely



MUNICIPAL MANAGER
per Department Development Services
AkJ/ds

*Copies: Surveyor General, Private Bag X9028, Cape Town, 8000
Director: Civil Engineering Services
Director: Financial Services
Building Control Officer
E.D. Esau, 70 Kloof Street, Abbotsdale, 7300*

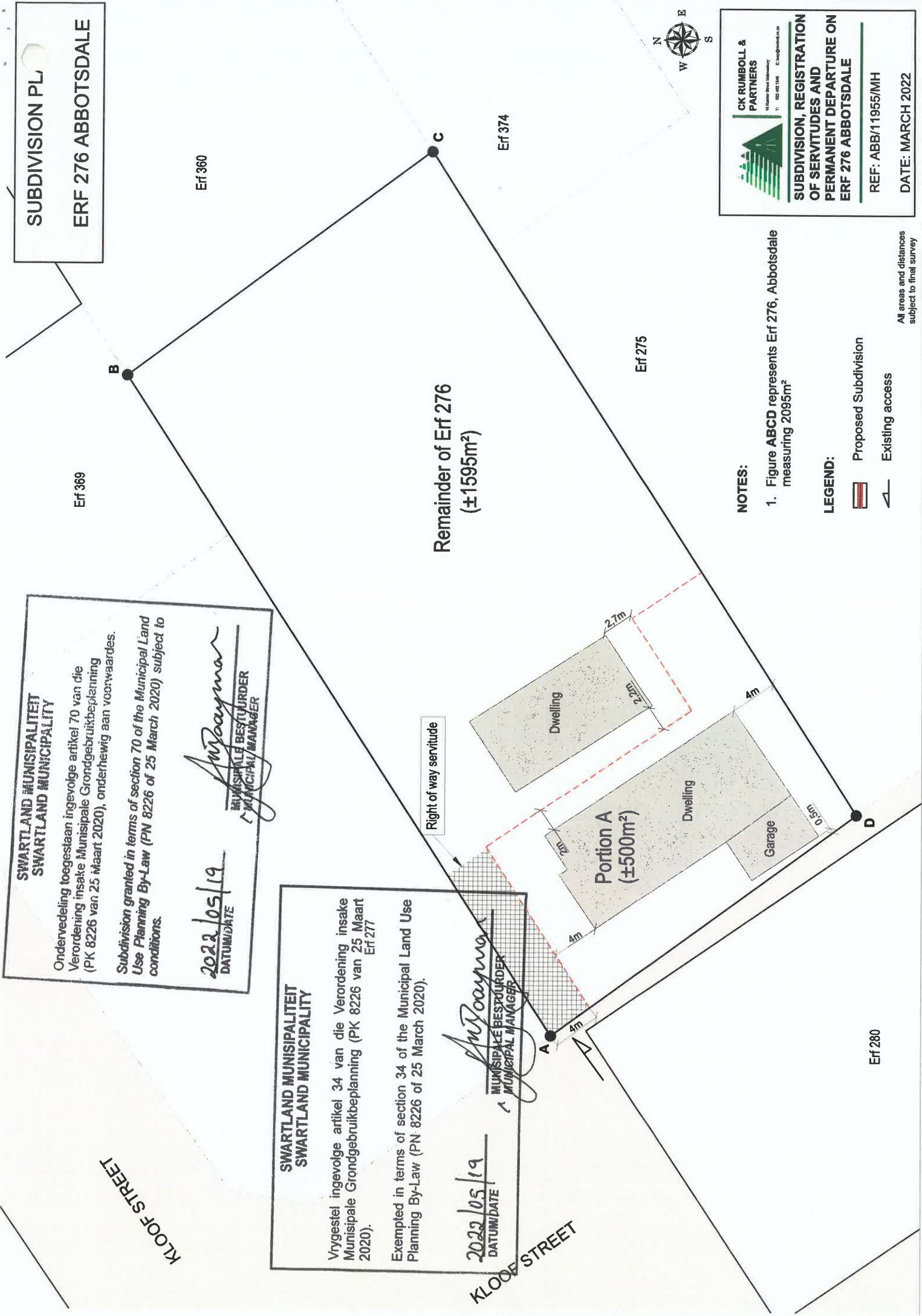
**SUBDIVISION PL
ERF 276 ABBOTSDALE**



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**SUBDIVISION, REGISTRATION
 OF SERVITUDES AND
 PERMANENT DEPARTURE ON
 ERF 276 ABBOTSDALE**

REF: ABB/11955/MH
 DATE: MARCH 2022



**Remainder of Erf 276
(±1595m²)**

NOTES:

1. Figure ABCD represents Erf 276, Abbotsdale measuring 2095m²

LEGEND:

- Proposed Subdivision
- Existing access

All areas and distances subject to final survey

**SWARTLAND MUNISIPALITEIT
 SWARTLAND MUNICIPALITY**

Onderverdeling toegestaan ingevoige artikel 70 van die Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), onderhewig 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.

2022/05/19
 DATUM/DATE

[Signature]
 MUNISIPALE BESTUURDER
 MUNICIPAL MANAGER

**SWARTLAND MUNISIPALITEIT
 SWARTLAND MUNICIPALITY**

Vrygestel ingevoige artikel 34 van die Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020).

Exempted in terms of section 34 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020).

2022/05/19
 DATUM/DATE

[Signature]
 MUNISIPALE BESTUURDER
 MUNICIPAL MANAGER

KLOOF STREET

KLOOF STREET

Erf 280

