



CLEAN AUDITS SINCE 2010/11



Munisipaliteit
Municipality
Umasipala

*Ons gee gestalte aan 'n beter toekoms!
We shape a beter future!
Sibumba ikamva elingcono!*

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

Enquiries:
AJ Burger

15 July 2022

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

Per Registered Post

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 15, ABBOTSDALE

Your application, with reference ABB/12489/ZN/MV, dated 19 May 2022, on behalf of AD Olivier, 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 15, 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 15, Abbotsdale (2350m² in extent), be subdivided into a Remainder (1033m² in extent), Portion A (765m² in extent) and Portion B (732m² in extent);
- b) Existing structures to be relocated and removed as presented in the application be done so at clearance stage;
- 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 subdivision stage;
- b) The internal networks connect on the boundary of the pan handle of Boltney Street;

3. SEWERAGE

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

4. ESKOM

- a) Works will be carried out as indicated on plans;
- b) No mechanical plant to be used within 3.0m of Eskom underground cables;
- c) All services to be verified on site;
- d) Cross trenches to be dug by hand to locate all underground services before construction work commences;
- e) If Eskom underground services cannot be located or is grossly misplaced from where the wayleave plan indicates, then all work is to be stopped and Graham Hector from the Land Development Office to

Rig asseblê aankondigingsaanbieder 021 980 3551 / HectorG@eskom.co.za to arrange the capturing of such services; Kindly refer all correspondence to:

Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299

Faks/Fax: 022 487 9440
Epos/Email: swartlandmun@swartland.org.za

The Municipal Manager
Private Bag X52
Malmesbury 7299

Moorreesburg Tel: 022 433 2246

Darling Tel: 022 492 2237

Yzerfontein Tel: 022 451 2366

- f) In cases where proposed services run parallel with existing underground power cables the greatest separation as possible should be maintained with a minimum of 1000mm;
- g) Where proposed services cross underground power cables the separation should be a minimum of **300mm** with protection between services and power cables. (Preferably a concrete slab);
- h) No manholes; catch- pits or any structure to be built on top of existing underground services.
- i) Only walk-behind (2 ton Bomac type) compactors to be used when compacting on top of and 1 metre either side of underground cables;
- j) If underground services cannot be located then the Customer Network Centre (CNC) should be consulted before commencement of any work;
- k) **No work can take place within the servitude of a 66kV Cable or 13kV Cable if indicated.** Should you need to undertake any work within the proximity of our 66kV or 132kV Cables please contact Graham Hector on HectorG@eskom.co.za to arrange a site visit;

O.H. Line Services:

- l) The following building and tree restriction on **either side of centre line** of overhead power line must be observed:

Voltage	Building restriction either side of centre line
11 / 22kV	9.0 m
66kV	11.0 m
132kV	15.5m

- m) No construction work may be executed closer than **6 (SIX) metres** from any Eskom structure or structure-supporting mechanism;
- n) No work or no machinery nearer than the following **distances from the conductors**:

Voltage	Not closer than:
11 / 22kV	3.0 m
66kV	3.2 m
132kV	3.8 m

- o) Natural ground level must be maintained within Eskom reserve areas and servitudes;
- p) That a **minimum ground clearance** of the overhead power line must be maintained to the following clearances:

Voltage	Safety clearance above road:
11 / 22kV	6.3 m
66kV	6.9 m
132kV	7.5 m

- q) That existing Eskom power lines and infrastructure are acknowledged as established infrastructure on the properties and any rerouting or relocation would be for the cost of the applicant/developer;
- r) That Eskom rights or servitudes, including agreements with any of the landowners, obtained for the operation and maintenance of these existing power lines and infrastructure be acknowledged and honoured throughout its lifecycle which include, but are not limited to:
 - i. Having 24 hour access to its infrastructure according to the rights mentioned in (a) above;
 - ii. To perform maintenance (structural as well as servitude – vegetation management) on its infrastructure according to its maintenance programmes and schedules;
 - iii. To upgrade or refurbish its existing power lines and infrastructure as determined by Eskom;
 - iv. To perform any other activity not listed above to ensure the safe operation and maintenance of the Eskom power lines or infrastructure;

- s) Eskom must have at least a 10m obstruction free zone around all pylons (not just a 10m radius from the centre);
- t) Eskom shall not be liable for the death or injury of any person, or for loss of or damage to any property, whether as a result of the encroachment or use of the area where Eskom has its services, by the applicant, his/her agent, contractors, employees, successors in title and assignee;
- u) The applicant indemnifies Eskom against loss, claims or damages, including claims pertaining to interference with Eskom services, apparatus or otherwise;
- v) Eskom shall at all times have unobstructed access to and egress from its services;
- w) Any development which necessitates the relocation of Eskom's services will be to the account of the developer.

5. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R7 623,35 (R10890,50 x 0.7) per newly created erf toward the bulk supply of regional water, at clearance stage. The amount (total of R15 246,70) is payable to the Swartland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA 9/249-176-9210);
- b) The owner/developer is responsible for the development charge of R7 340,83 per newly created erf towards bulk water reticulation, at clearance stage. The amount (total of R14 681,66 is payable to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/249-174-9210);
- c) The owner/developer is responsible for the development charge of R3 631,57 per newly created erf towards sewerage, at clearance stage. The amount (total of R7 263,14) is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- d) The owner/developer is responsible for the development charge of R2 219,29 per newly created portion towards roads and storm water, at clearance stage. The amount (total of R4 438,58 is payable to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/247-144-9210);
- e) The Council resolution of May 2022 makes provision for a 35% 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 2022/2023 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 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
 AJB/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 Building Control Officer
 AD Olivier, PO Box 886, Malmesbury, 7299
 Email: lorenne@swaco.co.za

APPLICATION IS MADE FOR THE:
Subdivision of Erf 15, Abbotsdale.

**SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY**

Onderveseling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondegebruikbeplanning (PK 8226 van 25 Maart 2020), ondermewig 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.

2022/07/15
DATUM/DATUM

A. Raayman
MUNISIPALE WESTOURDER
MUNICIPAL MANAGER

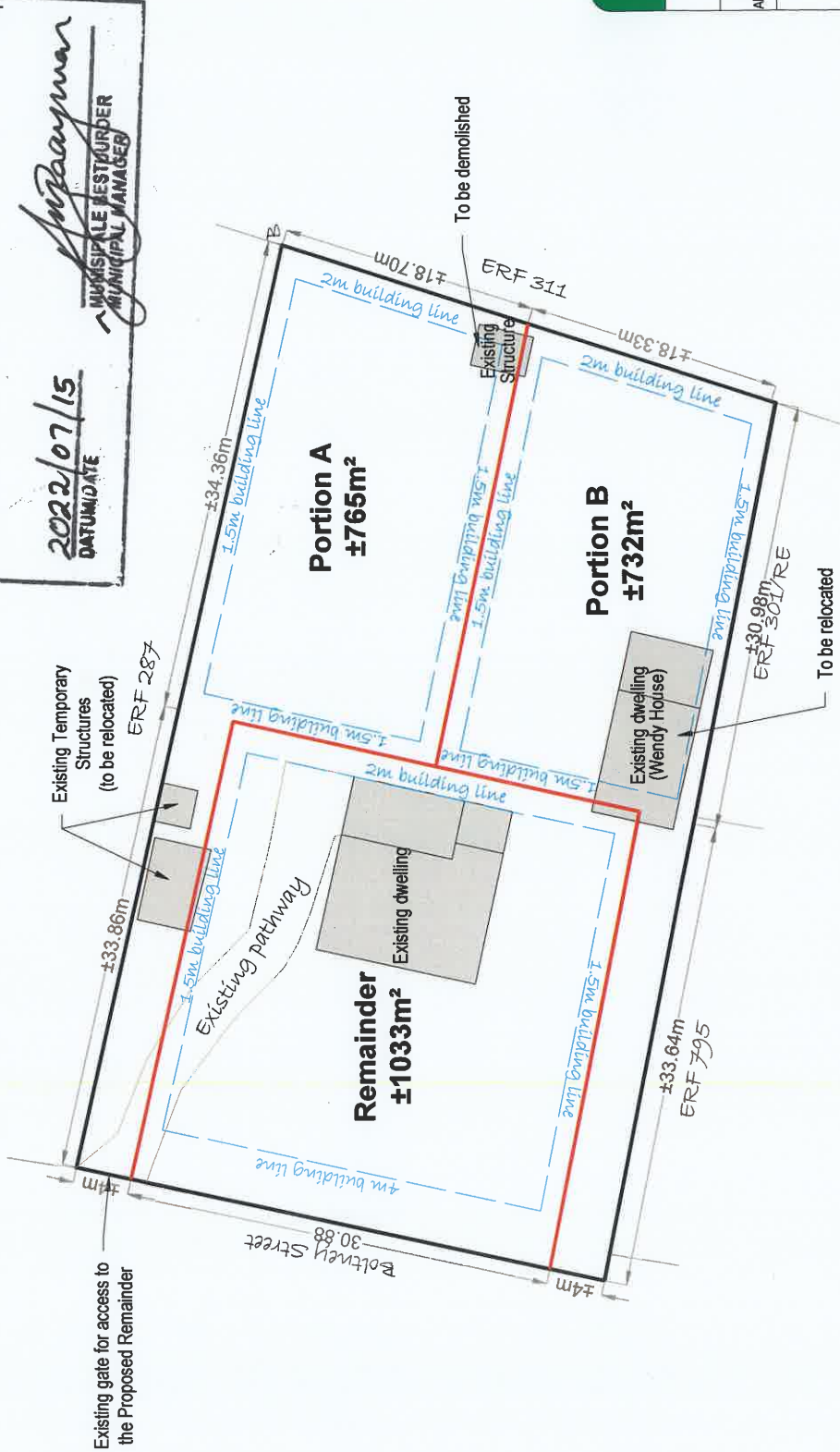
KEY:

- Subject property
- Proposed subdivision line
- Existing building

ZONING I.T.O. THE ZONING SCHEME:
Residential Zone 1

PROPOSED SUBDIVISION

- Portion A ±765m²
- Portion B ±732m²
- Remainder ±1033m²
- Erf 15 2530m²



TITLE:	SUBDIVISION PLAN 3 ERF 15, ABBOTSDALE
PHYSICAL ADDRESS:	BOLTNEY 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:	MAY 2022
AUTHORITY:	SWARTLAND MUNICIPALITY
REF:	ABB/12489/ZN/MV
Drawing done by: Mandel Viljoen - Planner: CK Rumboll & Partners	