



## CONSECUTIVE CLEAN AUDITS



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File ref: 15/3/6-1/Erf\_130, 365  
15/3/13-1/Erf\_130, 365

Enquiries:  
Mr AJ Burger

23 February 2021

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

**Per Registered Post**

Dear Sir/Madam

### **PROPOSED SUBDIVISION OF ERF 130, ABBOTSDALE AND EXEMPTION FOR THE REGISTRATION OF A RIGHT OF WAY SERVITUDE OVER ERF 365, ABBOTSDALE**

Your application, with reference ABB/11659/ZN/MV, dated 19 November 2020, on behalf of A & LB Titus, 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 130, 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 130, Abbotsdale (3 869m<sup>2</sup> in extent), be subdivided into Portion A (1 130m<sup>2</sup> in extent) and the Remainder (2 739m<sup>2</sup> in extent);
- b) No building work on the remainder and portion A may take place within the 1:100 year floodline area;
- c) The temporary structure on erf 365 in the position of the right of way servitude be demolished and removed at clearance stage;
- d) 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 subdivision stage;

#### **3. SEWERAGE**

- b) The subdivided portion be provided with a separate sewerage connection at subdivision stage;

#### **4. 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) toward the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2020/2021 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 2020/2021 and may be revised thereafter (mSCOA: 9/249-174-9210);

*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**

- c) The owner/developer is responsible for the development charge of R2 489,47 towards roads and storm water, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2020/2021 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 2020/2021 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- e) The Council resolution of May 2020 makes provision for a 40% discount on development charges to Swartland Municipality, except for condition 4.a), which is payable in full. The discount is valid for the financial year 2020/2021 and can be revised thereafter;

## 5. 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 the development 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.
- B** The registration of a private right-of-way servitude on erf 365, Abbotsdale, in favour of portion A of erf 130, 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.

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*  
*A & LB Titus, Winkelstraat 17, Abbotsdale, 7301*

**SWARTLAND MUNICIPALITEIT  
SWARTLAND MUNICIPALITY**

Ondersteuning toestaan ingevolge artikel 70 van die  
Verordening: Inreke Municipale Ontwikkelingsbeplanning  
(FK 8225 van 25 Maart 2020), onderhawig aan voorwaardes.

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

2021/02/23  
DATE

*[Signature]*  
MUNICIPAL ENGINEER  
MUNICIPAL ENGINEER

**KEY:**

- Subject properties
- Subdivision line
- Building Lines
- Proposed Access
- 4m wide Right of Way servitude
- 1:100 year floodline
- Existing tree

**CURRENT AND PROPOSED ZONING:**

Residential Zone 1

**PROPOSED PORTIONS OF ERF 130:**

Portion A	±1 130m <sup>2</sup>
Remainder	±2 739m <sup>2</sup>
<b>TOTAL</b>	<b>3 869m<sup>2</sup></b>

<b>TITLE:</b>	SITE DEVELOPMENT PLAN ERVEN 130 & 365, ABBOTSDALE
<b>PHYSICAL ADDRESS:</b>	WINKEL STREET, ABBOTSDALE, 7300
<b>NOTE:</b>	ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING
<b>COMPILED BY:</b>	C.K. RUMBOLD & VENNOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 16 PANNER STREET, MALESBURY Tel: 022 - 4821845 Fax: 022 - 4871861 Email: planning@rumbold.co.za
<b>DATE:</b>	NOVEMBER 2020
<b>AUTHORITY:</b>	SWARTLAND MUNICIPALITY
<b>REF:</b>	ABB/1659/ZMMV

