



CONSECUTIVE CLEAN AUDITS



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File ref: 15/3/6-1/Erf 218
15/3/4-1/Erf 218
15/3/13-1/Erf_218

Enquiries:
Mr H L Olivier

4 June 2021

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

By Registered Mail

Dear Sir/Madam

PROPOSED SUBDIVISION AND DEPARTURE ON ERF 218, ABBOTSDALE

Your application, with reference number ABB/11796/NJdK, dated 9 February 2021, on behalf of C & JD Jacobs, refers.

- A By virtue of the authority delegated to the Senior Manager: Built Environment in terms of Council Resolution 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, dated 25 March 2020), application for the subdivision of Erf 218, Abbotsdale, is hereby approved in terms of section 70 of the By-Law, subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 218 (1528m² in extent) be subdivided into Portion A (≥500m² in extent) and a Remainder (≤1028m²), as presented in the application;
- (b) The subdivision line be at least 1m away from existing dwelling to comply to fire safety regulations;
- (c) Building plans for any existing buildings on the property, without building plan approval, be submitted to the Senior Manager: Built Environment for consideration and approval;

2. WATER

- (a) The subdivided portion be provided with a separate water connection. This condition is applicable at building plan stage;

3. SEWERAGE

- (a) The subdivided portion be provided with its own concervancy tank which needs to be accesible from Kloof Street for the Municipal service truck. This condition is applicable at subdivision stage;

4. ESKOM

- (a) A 9 (nine) meter building and tree restriction on either side of the centre line of the 11kV & 22kV overhead power line on the property must be observed;
- (b) Where applicable an 11m and 15,5m building and tree restriction of the centre line of the 66kV & 132kV overhead powerlines, respectively, need to be observed;
- (c) No construction work may be executed closer than 6 (six) metres from any Eskom structure or structure-supporting mechanism;
- (d) No work or machinery may be operated nearer than 3 (three) meters from the conductors of the 11kV & 22kV powerline;

Rig asseblief alle korrespondensie aan:

**Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299**

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**

Darling Tel: 022 492 2237

Yzerfontein Tel: 022 451 2366

- (e) Where applicable, no work or machinery may be operated nearer than 3,2m and 3,8m respectively, from the conductors of the 66kV & 138kV powerline;
- (f) The natural ground level must be maintained within Eskom reserve areas and servitudes.
- (g) A minimum ground safety clearance height of 6,3m be maintained from the 11kV & 22kV overhead powerline, above the road;
- (h) Where applicable, a minimum ground safety clearance height of 6,9m & 7,5m respectively from the 66kV and 138kV powerline;
- (i) Existing Eskom power lines and infrastructure be acknowledged as established infrastructure on the properties and any rerouting or relocation would be for the cost of the applicant/developer;
- (j) Eskom's 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 includes, but are not limited to:
 - (i) Having 24-hour access to its infrastructure according to the rights mentioned in (g) 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;
- (k) Eskom must have at least a 10m obstruction-free zone around all pylons (not just a 10m radius from the centre);
- (l) 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;
- (m) The applicant indemnifies Eskom against loss, claims or damages, including claims pertaining to interference with Eskom services, apparatus or otherwise;
- (n) Eskom shall at all times have unobstructed access to and egress from its services;
- (o) Any development which necessitates the relocation of Eskom's services will be to the account of the developer;

5. DEVELOPMENT CONTRIBUTIONS

- (a) The owner/developer is responsible for the development contribution 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 2020/2021 and may be revised thereafter (Vote number 9/249-176-9210);
 - (b) The owner/developer is responsible for the development contribution 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 (Vote number 9/249-174-9210);
 - (c) The owner/developer is responsible for the development contribution of R2 489,47 towards roads and stormwater, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2020/2021 and may be revised thereafter (Vote number 9/247-144-9210).
 - (d) The owner/developer is responsible for the development contribution 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. (Vote number 9/240-184-9210);
 - (e) The Council resolution of May 2020 makes provision for a 40% discount on development contributions to Swartland Municipality, except for condition A.5. (a), which is payable in full. The discount is valid for the financial year 2020/2021 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, dated 25 March 2020), the application for the departure from development parameters on portion A (a portion of erf Erf 218, Abbotsdale), be approved in terms of section 70 of the By-Law, as follows:

1. TOWN PLANNING AND BUILDING CONTROL


- (a) In terms of proposed portion A the rear building line be relaxed, in conjunction with condition A(1)(b) above to a distance of at least 1m. Therefore, the subdivision line needs to maintain at least 1m from the existing dwelling on the property;

C GENERAL

- (1) Services that connect the remainder and subdivided portions be reallocated and/or disconnected for separate pipework to be located on each applicable erf;
- (2) Should the expansion of any of the existing services be needed, it will be for the account of the developer;
- (3) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of the Swartland Municipal Land Use Planning By-law (PG 8226 of 25 March 2020), will not be issued unless all the relevant conditions have been complied with;
- (4) The approval does not exempt the applicant from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies;
- (5) The approval is, in terms of section 76(2)(w) of the By-law, valid for 5 years. However, should the conditions of approval not be implemented within these 5 years, the approval will lapse.

D The registration of a private right-of-way servitude on the remainder, in favour of portion A, 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

HLO/ds

Copies:

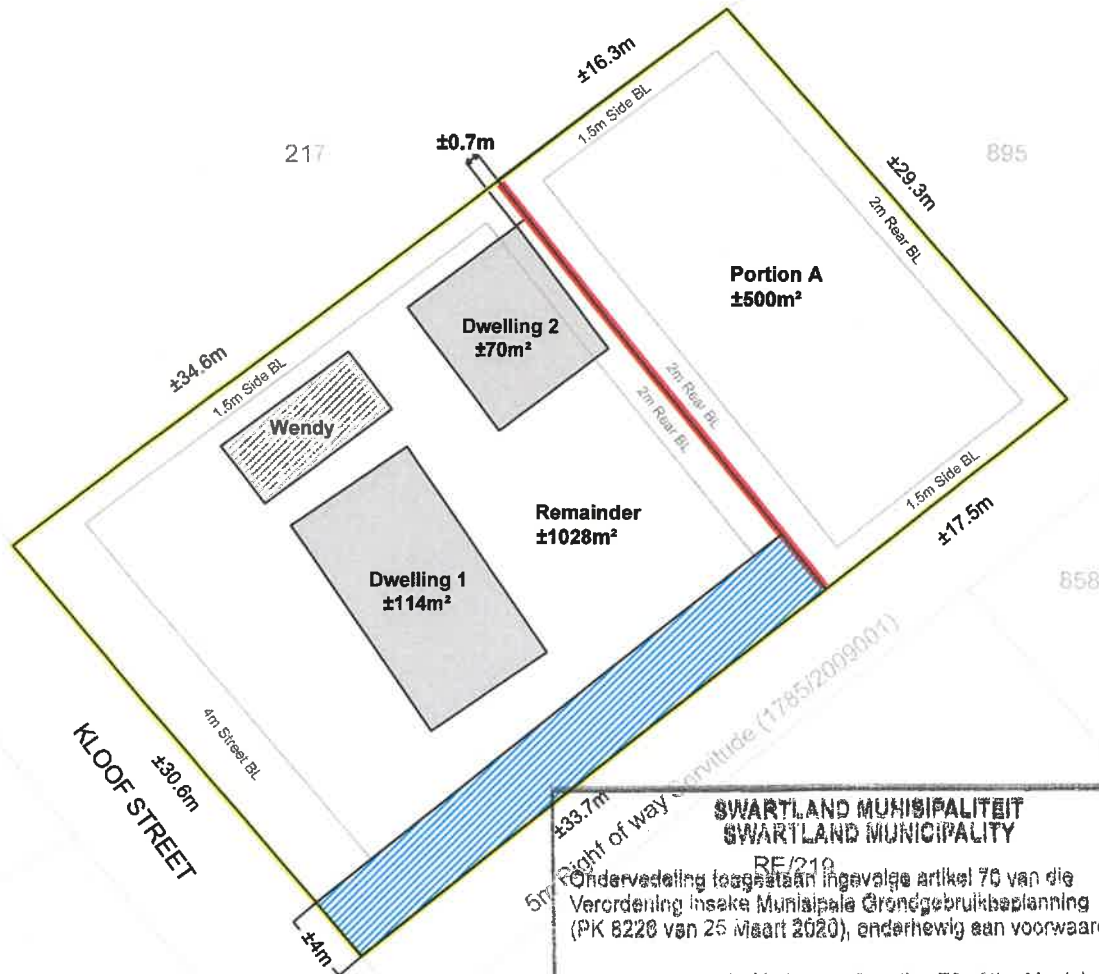
Director: Civil Engineering Services

Director: Financial Services

Building Control Officer

C & JD Jacobs, 61 Kloof Street, ABBOTSDALE, 7301

SUBDIVISION OF ERF 218 ABBOTSDALE



SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

RE/218

Ondervesteling toegestaan ingevolge artikel 70 van die Verordening Inseke Munisipale Grondgebruikbeplanning (PK 8220 van 25 Maart 2020), onderhewig aan voorwaardes.

Subdivision granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 8220 of 25 March 2020) subject to conditions.

2021/06/04
DATUM/DATE

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

NOTES:

Figure A B C D represents Erf 218, Abbotsdale measuring ±1530m²

Zoning: Residential zone 1

LEGEND:

- Subdivision line
- Existing structures
- Wendy house
- ±4m Right of way servitude



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SUBDIVISION OF ERF 218
ABBOTSDALE

REF: ABB/11796/NJdK
Date: 21/01/2021