



CLEAN AUDITS SINCE 2010/11
SKOON OUDITS SEDERT 2010/11



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File ref: 15/3/6-1/Erf 47
15/3/13-1/Erf 47

Enquiries:
A de Jager

29 November 2022

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

Per Registered Post

Dear Sir/Madam

PROPOSED SUBDIVISION OF AND EXEMPTION FROM APPROVAL FOR SERVITUDE REGISTRATION ON ERF 47, ABBOTSDALE

Your application, with reference ABB/12720/MH, dated 25 August 2022, on behalf of N.E. Berling, 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 47, 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 47, Abbotsdale (4 150m² in extent), be subdivided into Portion A (500m² in extent), Portion B (2 737m² in extent) and the Remainder (913m² in extent);
- b) The two structures restricting access to Portion B, be demolished at clearance stage, as presented in the application;
- c) The owner/developer agrees in writing, to the Senior Manager: Built Environment, at clearance stage, to submit building plans for the unauthorised structure on Portion A and that the structure be re-positioned to adhere to the building lines created by the subdivision, as presented in the application;
- d) Building plans for any unauthorised building work be submitted to the Senior Manager: Built Environment, for consideration and approval, within 60 days of the property transfer;
- e) 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, where the pan handle and servitude adjoin Boltney 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, where the pan handle and servitude adjoin Boltney Street;

4. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R15 246,70 (R7 623,35 per new portion) toward the bulk supply of regional water, at clearance stage. The amount 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 R14 681,66 (R7 340,83 per new portion) towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/249-147-9210);
- c) The owner/developer is responsible for the development charge of R7 263,14 (R3 631,57 per new portion) towards sewerage, at clearance stage. The amount 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 R4 438,58 (R2 219,29 per new portion) towards streets and storm water, at clearance stage. The amount 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 development charges to Swartland Municipality, except for condition 4.a), which is payable in full. The discount is valid for the financial year 2022/2023 and may 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 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.
- B.** The registration of a 4m wide right-of-way servitude over the Remainder of Erf 47, Abbotsdale, in favour of the newly created Portion A of Erf 47, 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 diagram for record keeping purposes.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
Add/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 Building Control Officer
 N.E. Berling, 172 Boltney Street, Abbotsdale, 7300

SWARTLAND MUNICIPALITEIT SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge 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.

2022/11/29
DATUM/DATE

[Signature]
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

Erf 48

SWARTLAND MUNICIPALITEIT SWARTLAND MUNICIPALITY

Vrygestel ingevolge 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).

2022/11/29
DATUM/DATE

[Signature]
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

SUBDIVISION PLAN

ERF 47 ABBOTSDALE

NOTES:

Figure ABCD represents Erf 47, Abbottsdale with an extent of 4150m²

Lines abcd and be represents the proposed subdivision lines

LEGEND:

- Existing buildings
- Structure to be demolished
- Informal structure to be relocated
- Existing accesses
- New access
- 1:100 year floodline
- Proposed subdivision
- Proposed servitude

Zonings after subdivision	
Remainder Erf 47	Residential Zone 1
Portion A	Residential Zone 1
Portion B	Residential Zone 1

All areas and distances subject to final survey



CK RUMBOLL &
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REF: ABB/12720/MH

DATE: AUGUST 2022

