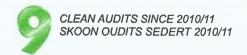


Municipality Umasipala



Ons gee gestalte aan 'n beter toekoms! We shape a better future! Sakha ikusasa elingcono!

File ref: 15/3/6-1/Erf 41

Enquiries: Mr AJ Burger

2 February 2023

CK Rumboll & Partners P.O. Box 211 MALMESBURY 7299

By Registered Post

Dear Sir/Madam

# PROPOSED SUBDIVISION OF ERF 41, ABBOTSDALE

Your application, with reference MAL/12887/NG/EB, dated 8 November 2022, on behalf of EL Williams, regarding the subject refers.

By virtue of the authority delegated to the Senior Manager: Development Management 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 41, 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 41, Abbotsdale (2523m² in extent), be subdivided into a Remainder (1119m² in extent) and Portion A (1404m² in extent) as indicated on the approved subdivision plan;
- (b) Existing wooden structures be removed as presented in the application at clearance stage;
- (c) Building plans for all structures without building plan approval be submitted to the Senior Manager: Development Management for consideration and approval;
- (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) Each subdivided portion be provided with a separate water connection at building plan stage;

# 3. SEWERAGE

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

#### 4. DEVELOPMENT CHARGES

- (a) The development charge towards the bulk supply of regional water amounts to R7 623,35 (35 (R10890,50 x 0.7) per newly created portion and is for the account of the owner/developer at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (Vote number 9/249-176-9210);
- (b) The development charge towards the bulk supply of regional water amounts to R7 623,35 (35 (R10890,50 x 0.7) for the second dwelling on the remainder and is for the account of the owner/developer at building plan stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (Vote number 9/249-176-9210);

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- (c) The development charge towards bulk water reticulation amounts to 7 340,83 per newly created portion and is payable by the owner/developer at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (Vote number 9/249-174-9210);
- (d) The development charge towards bulk water reticulation amounts to 7 340,83 for the second dwelling on the remainder and is payable by the owner/developer at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (Vote number 9/249-174-9210);
- (e) The development charges towards sewerage amounts to R 3631,57 per new portion and is payable by the owner/developer at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (Vote number 9/240-184-9210);
- (f) The development charges towards sewerage amounts to R 3631,57 for the second dwelling on the remainder and is payable by the owner/developer at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (Vote number 9/240-184-9210);
- (g) The development charges towards roads and stormwater amounts to R 2219,29 per newly created portion and is payable by the owner/developer at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (Vote number 9/247-144-9210);
- (h) The development charges towards roads and stormwater amounts to R 2219,29 for the second dwelling on the remainder and is payable by the owner/developer at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (Vote number 9/247-144-9210);
- (i) 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 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. However, 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

MILINGIPAL 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

EL Williams, 178 Boltney Street, Abbotsdale, 7301

Email: ashwinpaulse1@gmail.com

