



CONSECUTIVE CLEAN AUDITS



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File ref: 15/3/6-6/Erf_828

Enquiries:
Mr HL Olivier

1 March 2021

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

Per Registered Post

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 828, CHATSWORTH

Your application, with reference CHA/11665/MH, dated 20 November 2020, on behalf of NJ & BB Williams, 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 Swarthland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for subdivision of Erf 828, Chatsworth, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 828, Chatsworth (992m² in extent), be subdivided into Portion A (±500m² in extent) and the Remainder (±479.5m² in extent);
- (b) A splay of 5m x 5m be provided on the c/o Mountain view and Cambridge Road on portion A. The transfer of this portion to Swarthland Municipality is for the cost of the owner/developer;

2. WATER

- (a) The subdivided portion be provided with a separate water connection at building plan stage;

3. SEWERAGE

- (a) The subdivided portion be provided with a separate conservancy tank, to the satisfaction of the Director: Civil Engineering Services, at building 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 Swarthland 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);
- (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).

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: swarthlandmun@swarthland.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

- (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. 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;
- (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;

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 the development with connections, said expansion and/or relocation will be for the cost of the owner/developer;
- (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;
- (d) 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.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
HLO/ds

Copies: Surveyor General, Private Bag X9028, Cape Town, 8000
Director: Civil Engineering Services
Director: Financial Services
Building Control Officer
NJ & BB Williams, 829 Mountain View Road Chatsworth, 7301

**SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY**

Onderverdeling toegestaan ingevolge artikel 70 van die
Verordening insake Munisipale Grondgebruikbeplanning
(RK 8226 van 25 Maart 2020), onderhewig aan voorwaardes.

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

2021/03/01
DATUM/DATE

[Signature]
TOWN PLANNING SURVEYOR
MUNICIPAL ENGINEER

Erf 826

B

**Remainder
(±479.5m²)**

Erf 827

±15,1m

±8m

±2,2m

**Portion A
(±500m²)**

MOUNTAIN VIEW ROAD

CAMBRIDGE ROAD



Subdivision Plan - Erf 828 Chatsworth

Description of application:	Overview of proposed erven		Physical address: C/o of Cambridge & Mountain View Road
Application for Subdivision of Erf 828 Chatsworth into a Remainder and one Portion.		Remainder	Portion A
	Zoning	Residential Zone I	Residential Zone I
	Primary right	Dwelling house	Dwelling house
	Size	±479.5m ²	±500m ²
 Approved dwelling currently under construction			Notes: All areas and distances subject to final survey CREATED BY  C.K. RUMBOLL & PARTNERS TOWN PLANNERS PROFFESIONAL SURVEYORS 16 RAINIER STREET, MALMESBURY
			DATE: NOVEMBER 2020 REF: CHA/11665/MH
			AUTHORITY: SWARTLAND MUNICIPALITY