



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



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File ref: 15/3/6-1/Erf 137
15/3/13-1/Erf 137

Enquiries:
Mr H L Olivier

2 May 2023

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

Per Registered Post

Dear Sir/Madam

PROPOSED SUBDIVISION AND EXEMPTION ON ERF 137, ABBOTSDALE

Your application, with reference ABB/12851/ZN-GT, dated 6 February 2023, on behalf of Arthur John Hendricks, regarding the subject refers.

- A. 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 137, Abbotsdale, is hereby approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 137, Abbotsdale (2051m² in extent), be subdivided into Portion A (615m² in extent) and a Remainder (1436m² in extent);
- (b) The subdivision line maintains a distance of at least 2m from all existing structures as no application was made for departure;
- (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;

2. WATER

- (a) Each subdivided portion be provided with a separate water connection at clearance stage;

3. SEWERAGE

- (a) Each subdivided portion be provided with a separate sewerage connection at clearance stage;

4. STREETS

- (a) A boundary wall be built from the southern erf boundary for 7.5m along the Winkel Street boundary of the erf, in order to ensure that access is limited to the point as indicated in the proposed layout. This condition is applicable at clearance stage.

5. DEVELOPMENT CHARGES

- (a) The owner/developer is responsible for a development charge of R7 623,35 (R10 890,50 x 0.7) per newly created erf toward the bulk supply of regional water, at clearance stage. The amount is payable to the

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

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 R7 340,83 per newly created erf 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: 9/249-174-9210);
- (c) The owner/developer is responsible for the development charge of R3 631,57 per newly created erf 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 R2 219,29 per newly created portion towards roads 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 dated May 2022 makes provision for a 35% discount on development charges to Swartland Municipality, except for condition 5.(a), which is payable in full. The discount is valid for the financial year 2022/2023 and can be revised thereafter;

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 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 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 137, Abbotsdale, in favour of the newly created Portion A of Erf 137, 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 Surveyor General approved diagram for record keeping purposes.

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
 AJ Hendricks, 103 Winkel Street, ABBOTSDALE, 7301

SUBDIVISION PLAN: ERF 137, ABBOTSDALE

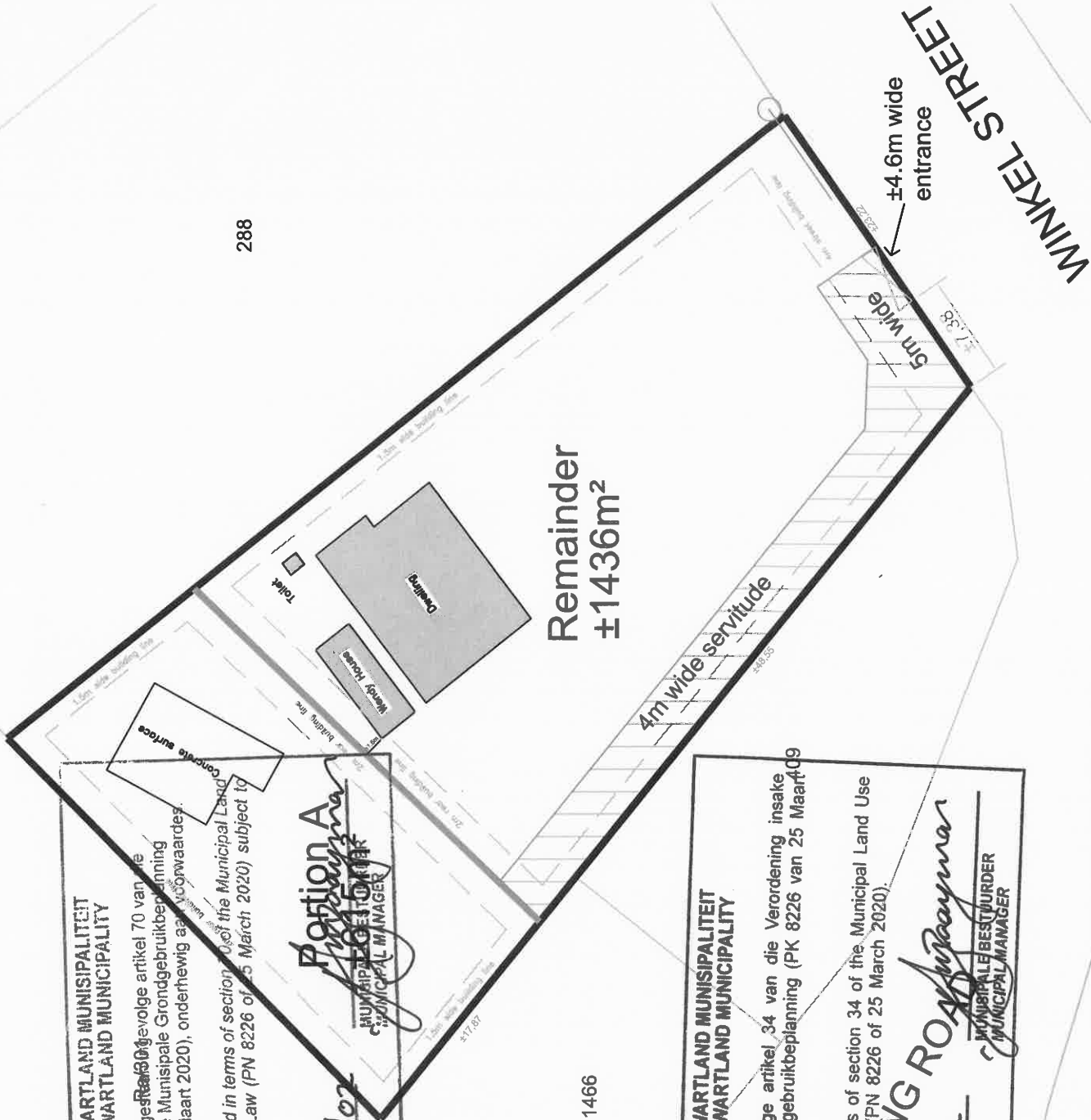
Legend

- Property boundary
- Subdivision Line:
- Proposed right of way wide servitude
- Electric pole and anchor line
- Existing buildings
- Existing entrance

Note:

Subdivision of Erf 137: Access
Portion A will gain access over
Remainder Erf 137 via a right of
way servitude in favour of Portion A
The wendy house situated $\pm 0.4\text{m}$
over the new rear building line will
be moved out of the building line.

TITLE:	PROPOSED SUBDIVISION OF ERF 137, ABBOTSDALE
NOTE:	ALL SIZES AND DISTANCES ARE SUBJECT TO SURVEY
COMPILED BY:	C.K. RUMBOLD EN VENNOTE STAAS - EN STREEKSBEPLANNERS LANDMETERS PAINING STRAAT 15, MALMESBURY ERF 122 - 4871865 Faxes: 022 - 4871861 e-pos: planning3@rumbold.co.za
DATE:	NOV 2022
REF:	ABB/12851/ZN/GT
AUTHORITY:	SWARTLAND MUNISIPALITEIT



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Ondervedeling toegesê ingevolge artikel 70 van die
Verordening insake Municipale 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.

2023/05/02
DATUM/DATE

Portion A
Municipal Manager

1466

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Vrygestel ingevolge artikel 34 van die Verordening insake
Municipale 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).

2023/05/02
DATUM/DATE

Dealing Road
Municipal Manager