



CONSECUTIVE CLEAN AUDITS



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We shape a beter future!
Sibumba ikamva elingcono!*

File ref: 15/3/6-1/Erf 45

Enquiries:
Me. A de Jager

23 February 2021

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

Per Registered Post

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 45, ABBOTSDALE

Your application, with reference ABB/11717/AC/NJdK, dated 13 November 2020, on behalf of CM and NL Engelbrecht, 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 Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for subdivision of Erf 45, 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 45, Abbotsdale (3 999m² in extent), be subdivided into Portion A (1 457m² in extent) and the Remainder (2 542m² in extent);
- b) 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;

3. SEWERAGE

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

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

- 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).
- 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 capital contributions 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. GENERAL

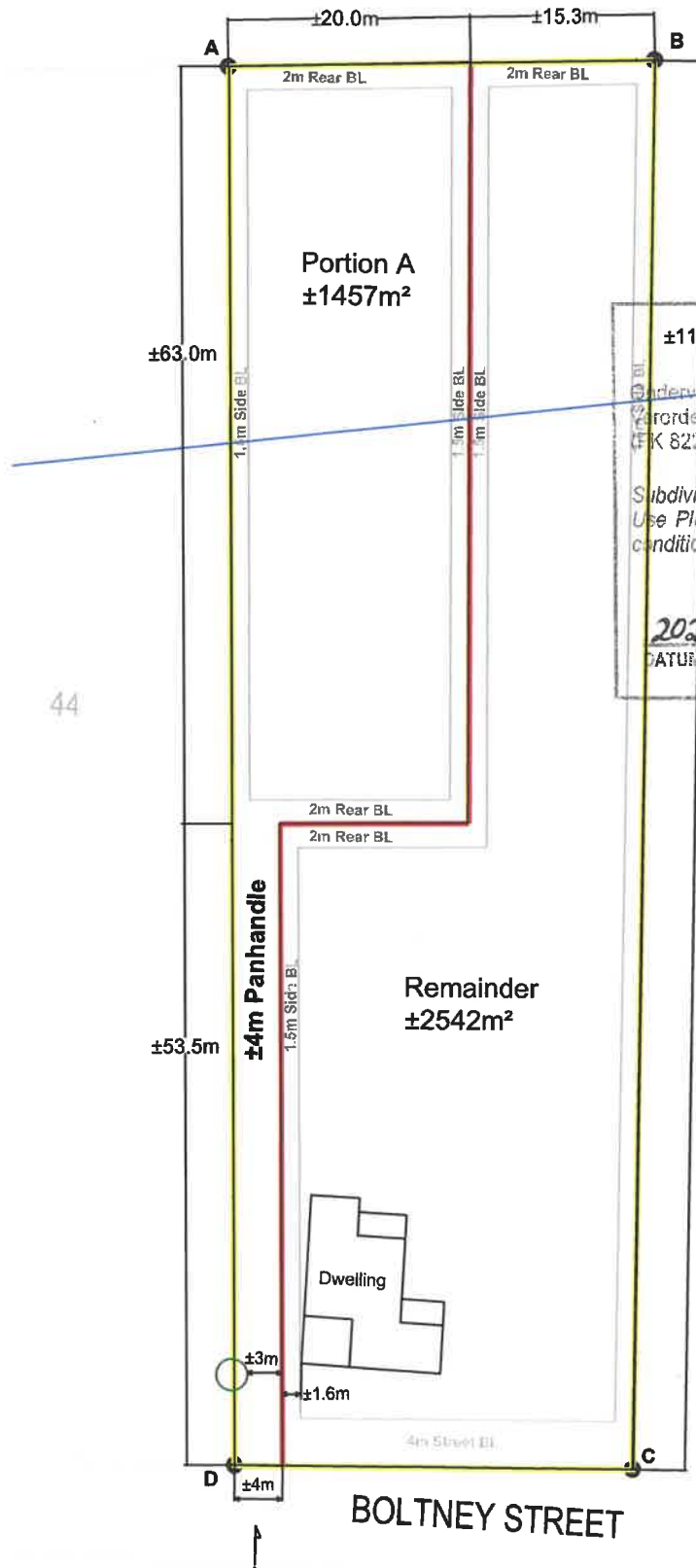
- a) Any existing services connecting the remainder and/or new portions, be disconnected and relocated, in order for each erf to have a separate connection and pipe work;
- b) Should it be determined necessary to expand or relocate any of the engineering services in order to provide the development with 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. 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
Adj./ds

*Copies: Surveyor General, Private Bag X9028, Cape Town, 8000
Director: Civil Engineering Services
Director: Financial Services
Building Control Officer
CM & NL Engelbrecht, P.O. Box 63, Abbotsdale, 7300*

SUBDIVISION OF ERF 45, ABBOTSDALE



±117.3m

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die Grondwet van die Republiek van Suid-Afrika (1996) en die Grondwet van die Republiek van Suid-Afrika (1996) 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.

2021/02/23
DATE

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

NOTES:

- Figure A B C D E represents Erf 45, Abbotsdale measuring ±3999m²

LEGEND:

- Building lines
- Subdivision line
- Access point
- Flood Line
- Tree

- Zoning: Residential zone 1



CK RUMBOLL &
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SUBDIVISION OF ERF 45
ABBOTSDALE

REF:6872/AC/NJdK

Date: 20/10/2020