



File ref: 15/3/6-1/Erf 276
15/3/8-1/Erf 276

Enquiries:
A. de Jager

23 June 2025

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

e-mail: planning5@swartland.org.za

Dear Sir/Madam

PROPOSED SUBDIVISION AND REGISTRATION OF A SERVITUDE ON ERF 276, ABBOTSDALE

Your application, with reference ABB/14414/MH, dated 27 March 2025, on behalf of E.D. Esau, 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 276, 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 276, Abbotsdale (2 095m² in extent), be subdivided into Portion A (1 016m² in extent) and the Remainder (1 079m² in extent). The Remainder is comprised of Unregistered Erf 1594 (501m² in extent) and the Remainder of Erf 276 (578m² in extent), in accordance with Subdivision Plan ABB/14414/MH, dated March 2025, and presented in the application;
- b) Upon registration of Unregistered Erf 1594, the Remainder will be 578m² in extent only;
- c) The Subdivision Plan be submitted to the Surveyor-General for approval, including proof to the satisfaction of the Surveyor-General of—
 - i. The municipality's decision to approve the subdivision;
 - ii. The conditions of approval imposed in terms of section 76; and
 - iii. The approved subdivision plan;

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 of the pan handle in Kloof Street;

3. SEWERAGE

- a) The subdivided portion be provided with a separate sewerage connection and clearance stage;

• Swartland vooruitdenkend 2040 - waar mense hul drome uitleef!
• Swartland forward thinking 2040 - where people can live their dreams!
• ISwartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

- b) The internal network connects with the main network on the property boundary of the pan handle in Kloof Street;

4. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R17 273,00 towards the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/249-176-9210);
 - b) The owner/developer is responsible for the development charge of R9 702,55 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/249-174-9210);
 - c) The owner/developer is responsible for the development charge of R5 279,65 towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-184-9210);
 - d) The owner/developer is responsible for the development charge of 5 723,55 towards the waste water treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-183-9210);
 - e) The owner/developer is responsible for the development charge of R20 706,90 towards roads and storm water, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/247-188-9210);
 - f) The Council resolution of May 2024 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2024/2025 and may be revised thereafter;
- B.** 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 the registration of a right-of-way servitude on Erf 276, Abbotsdale, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The approval authorises the registration of a 4m wide right-of-way servitude over the Remainder of Erf 276, Abbotsdale, in favour of the newly created Portion A, in accordance with Subdivision Plan ABB/14414/MH, dated March 2025, and presented in the application;
- b) The position and extent of the right-of-way servitude be surveyed and registered in the title deeds of the dominant and servient properties;

C. GENERAL

- a) 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;
- b) 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;
- c) Should it be determined necessary to expand or relocate any of the engineering services in order to provide any of the portions with separate connections, said expansion and/or relocation will be for the cost of the owner/developer;
- d) The approval is, in terms of section 76(2)(w) of the By-Law valid for a period of 5 years. All conditions of approval be complied with before the new land portions be registered and transferred. Failure to comply will result in the approval expiring;
- e) Appeals against the decision should be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, no later than 21 days after registration of the approval letter. A fee of R5 000,00 is to accompany the appeal and section 90 of the By-Law complied with, for the appeal to be valid. Appeals that are received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed.

Yours sincerely



MUNICIPAL MANAGER
per Department Development Services
AdjJ/ds

Copies: Surveyor General, Private Bag X9028, Cape Town, 8000
Director: Civil Engineering Services
Director: Financial Services
Building Control Officer
E.D. Esau, 70 Kloof Street, Abbotsdale, 7300

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die
Verordening insake Munisipale Grondgebruiksbeplanning
(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.

2025/06/23
DATE

MUNICIPAL ENGINEER
TECHNICAL MANAGER

Erf 277

SUBDIVISION PLAN

ERF 276 ABBOTSDALE

Erf 360

Erf 369

±31m

Portion A of Erf 276
(±1016m²)

Proposed right of way servitude

KLOOF STREET

4m

Remainder Erf 276
(±578m²)

Dwelling

Unregistered Erf 1594
(±501m²)

Dwelling

Garage

Erf 374

Erf 275

±33m

Erf 280



SUBDIVISION OF ERF 276
ABBOTSDALE

All areas and distances subject to final survey

REF: ABB/14414/MH

DATE: MARCH 2025

NOTES:

- Figure ABCD represents Erf 276, Abbotsdale measuring 2095m²

LEGEND:

- Proposed Subdivision
- Existing access
- Erf 276
- Unregistered Erf 1594