



File ref: 15/3/6-1/Erf 403, 177
15/3/12-1/ Erf 403, 177

Enquiries:
A. de Jager

12 December 2024

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

By registered mail

To whom it may concern

APPLICATION FOR THE SUBDIVISION OF ERF 403, ABBOTSDALE AND CONSOLIDATION WITH ERF 177, ABBOTSDALE

Your application, with reference number ABD/14219/JL/GB, dated 2 December 2024, on behalf of Swarthland Municipality, W. and D. Agulhas and J. Berling, 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 Swarthland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for subdivision of Erf 403, Abbotsdale, is approved in terms of Section 70 of the By-Law;
- 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 Swarthland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the consolidation of the newly created Portion A with Erf 177, Abbotsdale, is approved;

Decisions A. and B. are subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- Erf 403, Abbotsdale (1 351m² in extent), be subdivided into Portion A (401m² in extent) and the Remainder (950m² in extent), in accordance with Subdivision Plan ABD/14219/JL/GB, dated December 2024, as presented in the application;
- The newly created Portion A of Erf 403 (401m² in extent) be consolidated with Erf 177 (1 239m² in extent), in order to form a new erf of 1 640m² in extent, in accordance with Consolidation Plan ABD/14219/JL/GB, dated December 2024, as presented in the application;
- Building plans for any unauthorised structures on either one or the erven, be submitted to the Senior Manager: Development Management, for consideration and approval, at clearance stage;
- The applicant submits the subdivision and consolidation plan to the Surveyor General for approval, including proof of the following:
 - The approval letter for the subdivision and consolidation, containing the conditions of approval;
 - The approved subdivision and consolidation plans;

1. WATER

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

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• Swarthland forward thinking 2040 - where people can live their dreams!
• ISwarthland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

2. SEWERAGE

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

3. GENERAL

- a) The approval does not exempt the owner/developer from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use;
- b) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of By-law will not be issued unless all the relevant conditions have been complied with;
- c) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law from date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision on the appeal;
- d) All conditions of approval be implemented at subdivision stage, before clearance be issued and failing to do so will cause the approval to lapse. Should all conditions of approval be met within the 5 year period, the land use becomes permanent and the approval period will no longer be applicable.

Kindly provide Swartland Municipality with copies of the approved Surveyor General diagrams for record keeping purposes.

Yours sincerely



MUNICIPAL MANAGER
per Department Development Services
Add/ds

Copies: *Land Surveyor General Private Bag X9028, Cape Town, 8000*
 Department: Corporate Services
 Department: Civil Engineering Services
 Building Control Officer
 J. Berling, 216 Church Street, Abbotsdale, 7301
 shahydas@gmail.com
 W. & D.A. Agulhas, 28 Church Street, Abbotsdale, 7301

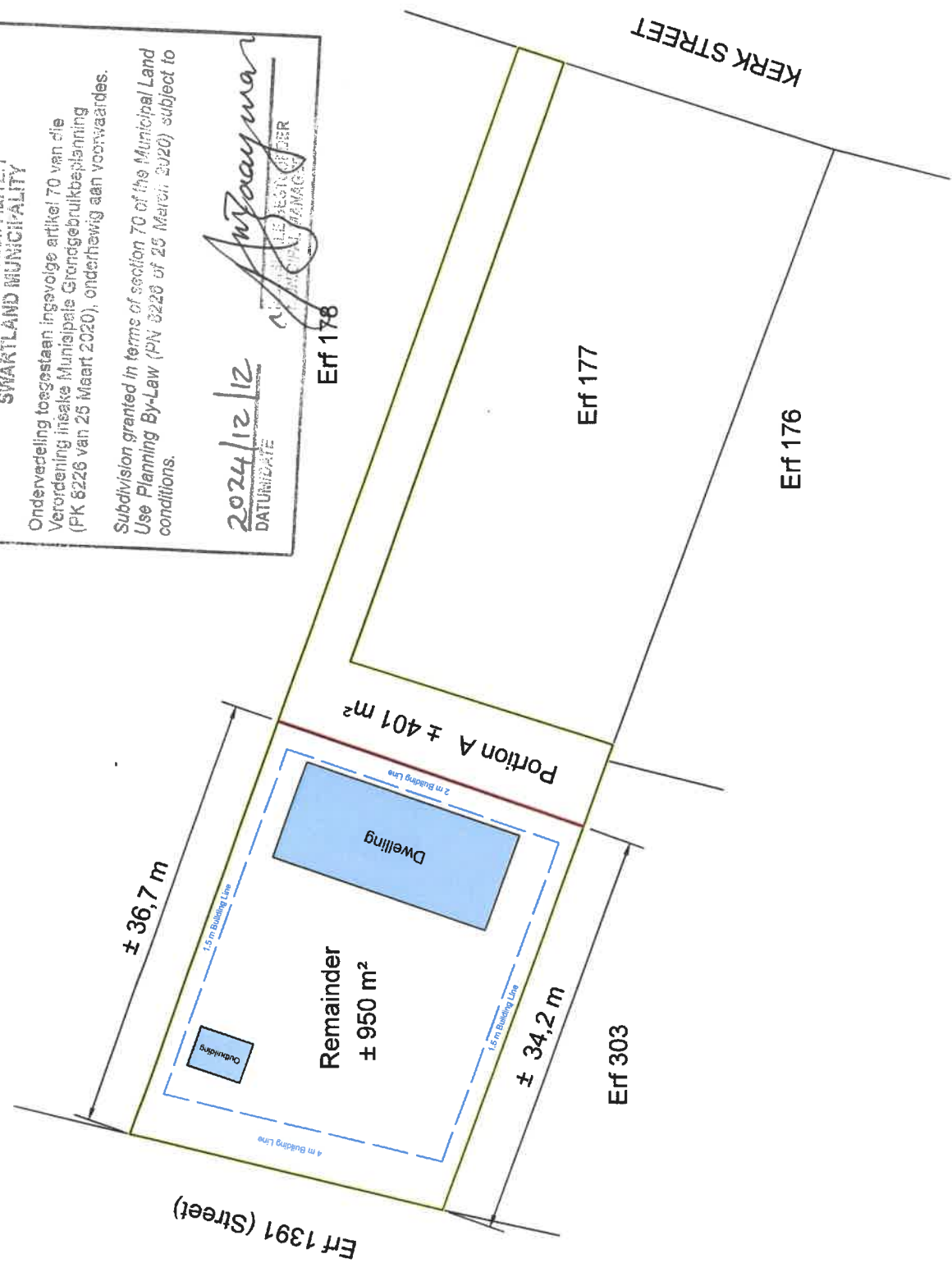
SWARTLAND MUNICIPALITY
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Ondervinding toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), onderhewig aan voorwaardes.

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

2024/12/12
DATE

Amaymar
MUNICIPAL ENGINEER



LEGEND	
KEY:	Residential Zone 1
Zoning	
Subject Property	
Subdivision Line	
Existing Structures	
TITLE:	
SUBDIVISION PLAN ERF 403 ABBOTSDALE	
PHYSICAL ADDRESS:	
KERK STREET, ABBOTSDALE, 7300	
NOTE:	
ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	
DATE: DECEMBER 2024	AUTHORITY: SWARTLAND MUNICIPALITY
REFERENCE: ABD/142/19/JUL/GB	

