



CLEAN AUDITS SINCE 2010/11



Munisipaliteit
Municipality
Umasipala

*Ons gee gestalte aan 'n beter toekoms!
We shape a better future!
Sibumba ikamva elingcono!*

File ref: 15/3/3-1/Erf 353
15/3/6-1/Erf 353

Enquiries:
Mr HL Olivier

17 August 2022

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

By Registered Mail

Dear Sir/Madam

PROPOSED AMENDMENT OF PHASING PLAN AND CONDITIONS OF APPROVAL ON ERF 353 ABBOTSDALE

Your application with reference no. Abb/11160/ZN, dated 30 June 2022, on behalf of Agri Industria Pty Ltd, refers.

- A.** 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 7741 of 3 March 2017), the application for the amendment of the approved subdivision plan of erf 353, Abbotsdale is hereby approved in terms of Section 70 of the By-Law;
- B.** 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 7741 of 3 March 2017), the application for the amendment of conditions of approval is hereby approved in terms of Section 70 of the By-Law;

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

1. TOWN PLANNING AND BUILDING CONTROL

(a) The existing condition 1(b) of the letter of approval dated 8 July 2020 be amended to read as follows:

(b) Erf 353, Abbotsdale be subdivided as follows, as presented in the application

Phase 1:

(i) Portion Z $\pm 6,0485$ ha in extent (Transport Zone 2);

Phase 2:

(ii) Portion A of $\pm 3,4509$ ha in extent (Transport Zone 2);

(iii) Portion B of ± 464 m² in extent (Transport Zone 2);

(iv) Portion C of $\pm 0,4853$ ha in extent (Transport Zone 2);

(v) Portion D of $\pm 0,1144$ ha in extent (Transport Zone 2);

(vi) Portion E of $\pm 1,12109$ ha in extent (Transport Zone 2);

(vii) The Remainder of $\pm 311,4281$ ha in extent (Agricultural Zone 1);

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

2. GENERAL

- (a) In terms of section 76(2)(w) of the By-law, the approval period of the application is valid for 5 years. All conditions of approval must be implemented within these 5 years, failing which, the approval will lapse;

Yours sincerely



MUNICIPAL MANAGER
per Department Development Services

HLO/ds

Copies: *Director: Civil Engineering Services*
 Director: Financial Services
 Building Control Officer
 Surveyor General, Private Bag X9028, Cape Town, 8000

**SWARTLAND MUNICIPALITY
SWARTLAND MUNICIPALITY**

Onderverdeling toegestaan in: gevolg artikel 70 van die
Verordening insake Municipale Gebruiksbeplanning
(PK 8226 van 25 Maart 2021), ondertheging aan voorwaardes.

Subdivisiem toegestaan in: ternaams van seksie 70 van die Munisipale Land
Gebruiksbeplanning (PN 8226 van 25 Maart 2021) ondertheging aan
voorwaardes.

Handwritten signature
**MUNISIPALE BESTUURDER
MUNICIPAL MANAGER**

**2020/07/08
DATUM/DATE**

TITEL:
SUBDIVISION PLAN
ERF 353, ABBOTSDALE

PHYSICAL ADDRESS:

NOTE:
ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

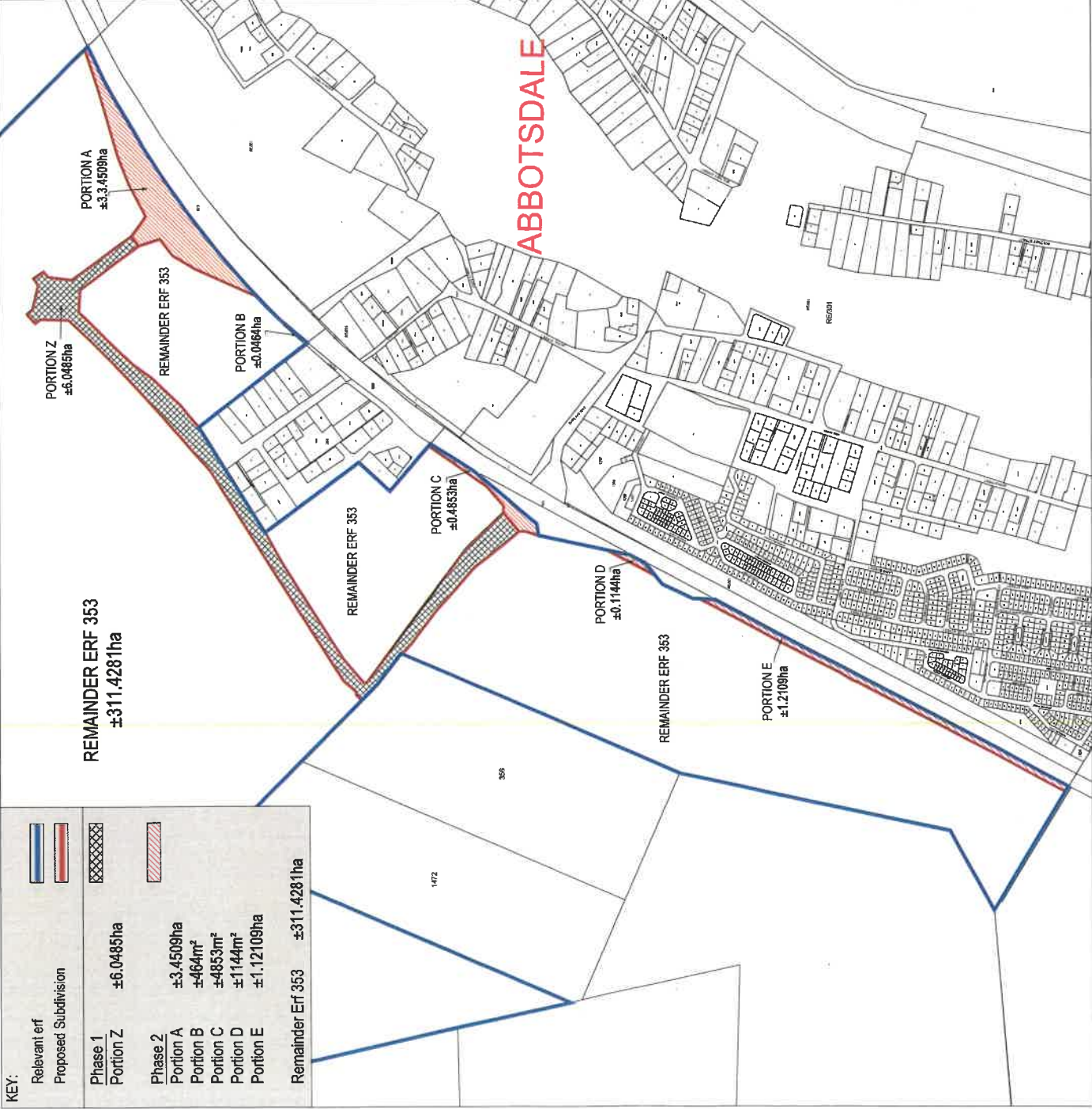
COMPILED BY:

C.K. RUMBALL & VENKOTE
TOWN PLANNERS
SURVEYORS & ENGINEERS
18 PRINCES STREET, MALMESBURY
Tel: 022-4821945
Fax: 022-4871881
Email: rumball@urbat.co.za

DATE:
JUNE 2022

AUTHORITY:
SWARTLAND MUNICIPALITY

REF:
ABB/1160/ZN



KEY:

Relevant erf	
Proposed Subdivision	
Phase 1	
Portion Z	±6.0485ha
Phase 2	
Portion A	±3.4509ha
Portion B	±464m ²
Portion C	±4853m ²
Portion D	±1144m ²
Portion E	±1.12109ha
Remainder Erf 353	±311.4281ha

**REMAINDER ERF 353
±311.4281ha**

PORTION Z
±6.0485ha

PORTION A
±3.4509ha

REMAINDER ERF 353

PORTION B
±0.0464ha

REMAINDER ERF 353

PORTION C
±0.4853ha

PORTION D
±0.1144ha

REMAINDER ERF 353

PORTION E
±1.12109ha

ABBOTSDALE