



Lêer verw/ 15/3/3-1/Erf\_373  
File ref: 15/3/6-1/Erf\_373

Navrae/Enquiries:  
Ms D N Stellenberg

2 April 2026

C K Rumboll & Partners  
P O Box 211  
MALMESBURY  
7299

**By Registered Mail &  
Email: [planning4@rumboll.co.za](mailto:planning4@rumboll.co.za)**

Sir/Madam

**AMENDMENT OF CONDITIONS OF APPROVAL & AMENDMENT OF THE SUBDIVISION PLAN AND PHASING PLAN: PROPOSED REZONING AND SUBDIVISION OF ERF 373, ABBOTSDALE DATED 24 OCTOBER 2025 & PROPOSED CONSENT USE ON ERF 373, ABBOTSDALE**

Your application with reference ABB/14956/EM, dated 13 March 2026 on behalf of Pieter Visser Trust has reference.

- 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 the amendment of conditions of approval, 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 Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the amendment of the subdivision plan, is approved in terms of Section 70 of the By-Law.
- C. 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 amendment of the Phasing Plan, is approved in terms of Section 70 of the By-Law.
- D. 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 a consent use on erf 373, Abbotsdale, is approved in terms of Section 70 of the By-Law.

- 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!

Points A to D are subject to the following conditions:

## **1. TOWN PLANNING AND BUILDING CONTROL**

a) Conditions of approval E1(c) & E1(d) are amended as follows:

*“...E1(c) Portion A be subdivided into **51 light industrial erven (7200m<sup>2</sup> to 2,46ha in extent)** and a road (±5,9682ha), as presented in the application (**Amended site development plan reference ABB/14956/EM, dated February 2026**);*

*(d) The subdivision plan be divided into **5 phases**, as presented in the application (**Amended site development plan reference ABB/14956/EM, dated February 2026**);...”*

b) The subdivision plan with portion A be amended to make provision for the following:

- i. **51 Industrial zone 1 erven;**
- ii. A Road Remainder zoned Transport zone 2,

as presented in the application, Amended Subdivision Plan: Portion A of Erf 373, Abbotsdale, reference ABB/14956/ZN, dated January 2026;

- c) The phasing plan be amended to amend the proposed 6 phases to **5 phases** as presented in the application, Amended Phasing Plan: Portion A of Erf 373, Abbotsdale, reference ABB14956/ZN, dated January 2026;
- d) The consent use authorizes an “Industry”, restricted to portion 5 of Phase 1, as presented in the application;

## **2. WATER**

### 2.1 Internal network

- a) The development be provided with an internal water distribution network with connections for each subdivided portion. The internal water distribution network be taken over by the Municipality;
- b) The owner/developer appoints an engineer appropriately registered in terms of the provisions of Act 46 of 2000 to design the water network. The design be submitted to the Director: Civil Engineering Services for approval after which the construction work be carried out under the supervision of the engineer;

### 2.2 Connection to the external water distribution network

- a) The internal water distribution network connects to the existing water distribution network in Abbotsdale at a suitable location;
- b) The owner/developer appoints an engineer appropriately registered in terms of the provisions of Act 46 of 2000 to design the connections to the existing water distribution network. The design be submitted to the Director: Civil Engineering Services for approval after which the construction work be carried out under the supervision of the engineer;

## **3. SEWERAGE**

### 3.1 Internal network

- a) The development be provided with an internal sewerage distribution network with connections for each subdivided portion. The internal sewerage distribution network be taken over by the Municipality;
- b) The owner/developer appoints an engineer suitably registered in terms of the provisions of Act 46 of 2000 to design the sewerage network. The design be submitted to the Director: Civil Engineering Services for approval after which the construction work be carried out under the supervision of the engineer;

3.2 Connection to the external sewerage distribution network

- a) The internal sewerage distribution network connects to the existing sewerage distribution network in Abbotsdale at a suitable location;
- b) The owner/developer appoints an engineer suitably registered in terms of the provisions of Act 46 of 2000 to design the connection to the existing network. The design be submitted to the Director: Civil Engineering Services for approval after which the construction work be carried out under the supervision of the engineer;

**4. STREETS**

- a) The geometric improvements of the intersections as stipulated in the TIA be approved by the Provincial Department of Mobility and implemented by the owner/developer;
- b) The owner/developer appoints an engineer appropriately registered in terms of the provisions of Act 46 of 2000 to design the streets and stormwater system. The design be submitted to the Director: Civil Engineering Services for approval after which the construction work be carried out under the supervision of the engineer;
- c) The internal streets of the development be constructed to a permanent surface standard;
- d) The internal streets and stormwater are taken over by the municipality;
- e) The erven adjacent to DR 1111 not be allowed access from said road;
- f) Fixed development charges have been calculated as follows:

Streets: R839 416,73

- g) No external road constructions exists to be charged against the fixed development charges;

**5. GENERAL**

- a) The conditions apply only to phase 1 (designated as erven 2, 3, 4 and 5 in the application) of the proposed development. There is insufficient capacity in the external bulk sewerage and water services available for the subsequent phases. Further comments regarding civil services for the remaining phases of the proposed development will be provided when bulk sewerage and water services are available;
- b) Development charges have been calculated according to 80% GLA of the respective erven sizes;
- c) The approval does not exempt the applicant from adherence to all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies;
- d) 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 against the appeal;
- e) The applicant/objectors be informed of the right to appeal against the decision of the Municipal Planning Tribunal in terms of section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to [swartlandmun@swartland.org.za](mailto:swartlandmun@swartland.org.za), within 21 days of notification of the decision. An appeal is to comply with section 90 of the By-Law and be accompanied by a fee of R5000,00 to be valid. Appeals that are received late and/or do not comply with the requirements, will be considered invalid and will not be processed.

Yours faithfully

  
**MUNICIPAL MANAGER**  
via Department Development Services

AJB/ds






*Copies : Surveyor General, Private Bag X 9028, Cape Town, 8000*



*Director : Civil Engineering Services*

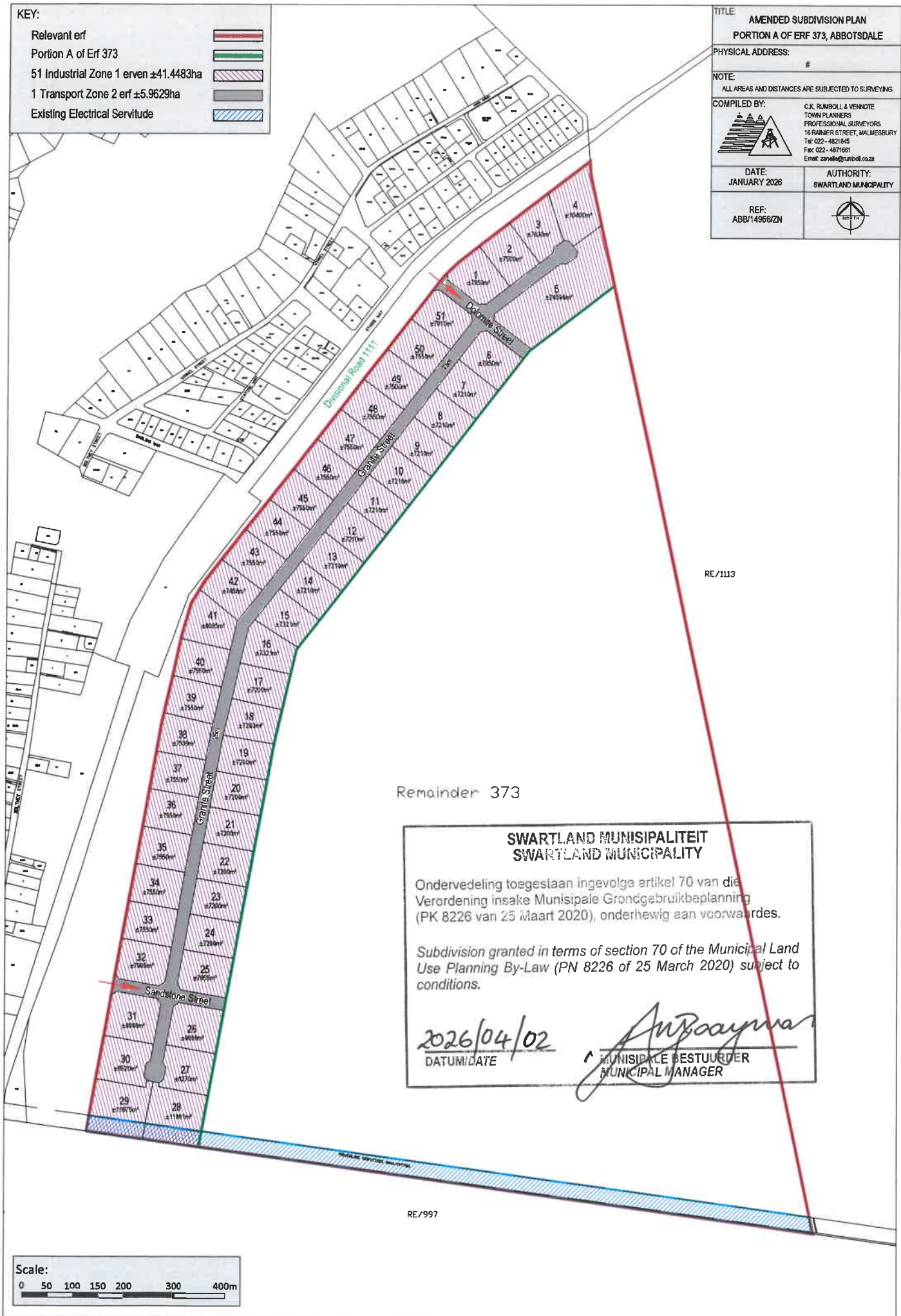
*Director : Financial Services*

*Pieter Visser Trust, P O Box 603, Melkbosstrand, 7347.*

*E-mail [pietervisser@triptranscape.co.za](mailto:pietervisser@triptranscape.co.za)*

KEY:	
Relevant erf	
Portion A of Erf 373	
51 Industrial Zone 1 erven ±41.4483ha	
1 Transport Zone 2 erf ±5.9629ha	
Existing Electrical Servitude	

TITLE: AMENDED SUBDIVISION PLAN PORTION A OF ERF 373, ABBOTSDALE	
PHYSICAL ADDRESS: #	
NOTE: ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	
COMPILED BY: 	C.K. RUMBOLL & VENNOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 16 RAINIER STREET, MALMESBURY Tel: 022-4821645 Fax: 022-4871661 Email: zanelle@rumboll.co.za
DATE: JANUARY 2026	AUTHORITY: SWARTLAND MUNICIPALITY
REF: ABB/14966/ZN	



Remainder 373

**SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY**

Onderverdeling 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.*







2026/04/02  
DATUM/DATE



  
MUNISIPALE BESTUURDER  
MUNICIPAL MANAGER

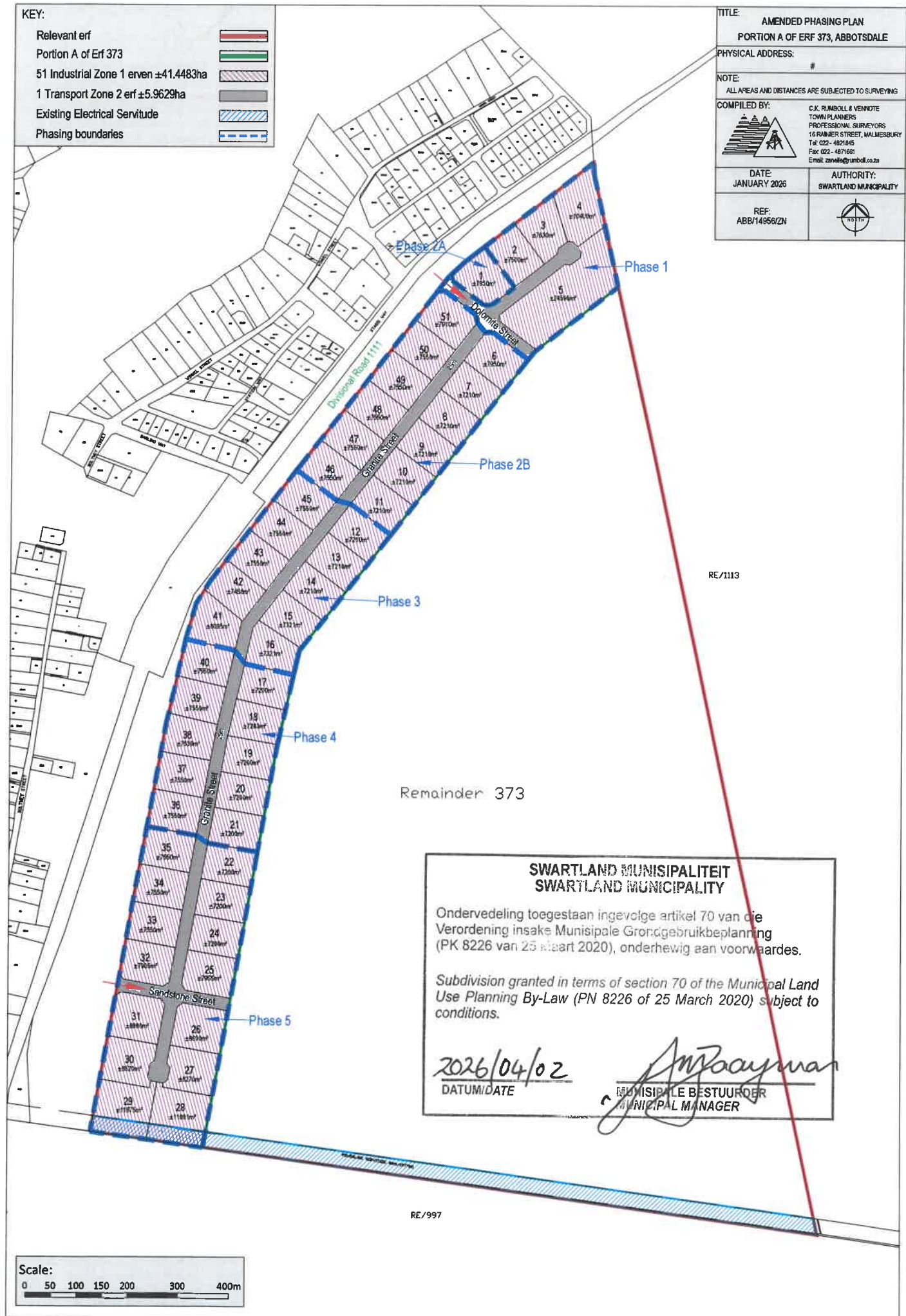


RE/997

**KEY:**

Relevant erf	
Portion A of Erf 373	
51 Industrial Zone 1 erven ±41.4483ha	
1 Transport Zone 2 erf ±5.9629ha	
Existing Electrical Servitude	
Phasing boundaries	

<b>TITLE:</b> AMENDED PHASING PLAN PORTION A OF ERF 373, ABBOTSDALE	
<b>PHYSICAL ADDRESS:</b> #	
<b>NOTE:</b> ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	
<b>COMPILED BY:</b> 	C.K. RUMBOLD & VENNOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 16 PALMER STREET, MALMESBURY Tel: 022-4821945 Fax: 022-4821681 Email: zanele@rumbold.co.za
<b>DATE:</b> JANUARY 2026	<b>AUTHORITY:</b> SWARTLAND MUNICIPALITY
<b>REF:</b> ABB/14956/ZN	



Remainder 373

RE/1113

**SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY**

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Municipale Grondgebruikbeplanning (PK 8226 van 25 maart 2020), onderhewig aan voorwaardes.

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2026/04/02  
DATUM/DATE

  
MUNISIPALE BESTUURDER  
MUNICIPAL MANAGER



RE/997